

## FIVE BROTHERS

699 Hawthorne Ave. E Saint Paul, MN

Proposal based off 2012 Inspection and may be subject to change once new Code Inspection paperwork is obtained. Permits would be top priority and may require a site plan to obtain approval. Until new Inspection is obtained, unable to determine if work completed prior is to code. Plan outlined below is only an estimate based on prior bids submitted (regardless of status) and 2012 Inspection outlining work required. Estimate with all work including exterior, time frame of 3 to 4 months with permits & inspections.

Due to weather in MN at this time, best plan of work would be to complete all interior work in Duplex first, followed by interior work in detached garage. Keep in mind, contractors will be working in cold, unlit environment which may affect time frame below.

- 1] Complete City Code Inspection and verify in writing within 7 – 10 Business days from Hearing
- 2] Obtain all required permits for work (7 – 21 business days)
- 3] Finalize all Plumbing with permits. 7-10 business days after permit obtained. All gas plumbing to be brought to code including shut-offs for appliances. \$10,950.00
- 4] Main service needs to be fully upgraded / replaced including correct Circuit breaker box, labeled. All outlets in 'wet' areas need to be upgraded to GFCI. Wiring throughout property completed or upgraded to code. Once permit obtained, 7-10 business days to complete repairs. \$6,800.00
- 5] Need to complete furnace install, upgrade upstairs unit to have heat in all rooms, and gas supply to be repiped / upgraded. HVAC to bring up to code and complete work (7-10 business days once permit obtained).
- 6] Once all plumbing, electrical, HVAC and insulation completed within interior walls, complete all drywall / sheetrock work required. (3-4 days). Interior Walls & insulation repaired / installed Windows & doors brought up to code, bathroom & kitchen ventilation upgraded.
- 7] Garage electrical & mechanical work to be completed per report (4-5 days).
- 8] Install doors, windows and fire separation to bring units to code. May require special order items. (3-4 days once all materials on hand and permits approved)
- 9] Exterior work on landscaping, grading, siding, fascia & cement work will be postponed due to weather until Spring. Once weather breaks, 5-7 days to complete work once permits obtained.

**Permits Required** ~ On Hold for to obtain new Copy of Code officer's Report

- 1] General Contractor / Building
- 2] Plumbing
- 3] Electrical
- 4] HVAC

*[ Need Contractors + Bids  
" Evidence of Financing -  
Mat Prop -*

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FHA	SNOW REMOVAL	29-Feb-12		\$50.00
FHA	LOCKBOX	23-Sep-10		\$35.00
FHA	TRIM SHRUBS	22-Oct-10		\$30.00
FHA	CALL LOCKSMITH	22-Oct-10		\$85.00
FHA	CUT AND REMOVE 5 DEAD BRANCHES OVERHANGING GARAGE	22-Oct-10		\$300.00
FHA	DEBRIS REMOVAL (FHA) - PRE SALE	22-Oct-10		\$150.00
FHA	REGISTER PROPERTY WITH THE CITY	26-Oct-11		\$1,100.00
FHA	DEBRIS REMOVAL (FHA) - PRE SALE	08-Nov-10		\$50.00
FHA	LOCKBOX	10-Dec-10		\$35.00
FHA	POLICE REPORT	05-Apr-11		\$35.00
FHA	HASP AND PADLOCK	10-Dec-10		\$40.00
FHA	INITIAL GRASS CUT UP TO 5,000 SQ FT	03-Apr-12		\$85.00
FHA	DEBRIS REMOVAL - POST SALE	01-Apr-11		\$150.00
FHA	LOCK CHANGE	23-Sep-10		\$120.00

FHA	WINTERIZATION - DRY HEAT	23-Sep-10	\$100.00
FHA	WINTERIZATION - DRY HEAT - ADDITIONAL UNIT	23-Sep-10	\$50.00
FHA	DEBRIS REMOVAL 1CYD	21-Dec-11	\$50.00
FHA	(1) HEALTH HAZARDS INT - BLEACH CLEAN FRIDGE IN UNIT 699 DUE TO UNIT BEING OCCUPIED BY SQUATTER	11-Mar-11	\$30.00
FHA	(2) WINTERIZATION - THAW FROZEN TOILETS, CLEAN AND REWINTERIZE DUE TO UNIT BEING OCCUPIED BY SQUATTER (PROPERTY WAS PREVIOUSLY WINTERIZED)	11-Mar-11	\$60.00
FHA	HASP AND PADLOCK	12-May-12	\$80.00
FHA	(8) SECURING - INSTALL NEW WINDOW LOCKS: 6 ON SECOND FLOOR (2: FRONT BEDROOM, 1: BATHROOM, 1: REAR BEDROOM, 2: SIDE BEDROOM) AND 2 ON FIRST FLOOR (FRONT PORCH WINDOWS) - HIGH VANDALISM AREA	14-Sep-11	\$160.00
FHA	(1) DAMAGES - INSTALL MISSING CHIMNEY CAP 20 INCHES TO KEEP ELEMENTS OUT	14-Sep-11	\$125.00
FHA	REMOVE BROKEN WINDOW ON PORCH	22-Oct-10	\$50.00
FHA	(1) DAMAGES - RESECURE/REATTACH WITH EXISTING 6X5 FOOT OPENING DOOR TO FENCE/BACKYARD OF PROPERTY. BUSTED OFF LAYING ON GROUND UPON ARRIVAL	14-Sep-11	\$50.00
FHA	INITIAL GRASS CUT UP TO 5,000 SQ FT	18-May-11	\$85.00
FHA	REGISTER PROPERTY WITH CITY (ADD'L FEE PER CITY)	10-Nov-11	\$155.00
FHA	REGISTRATION RENEWAL OF PROPERTY WITH CITY	10-Jul-12	\$1,100.00
FHA	LOCK CHANGE	02-Mar-11	\$120.00

FHA	DEBRIS REMOVAL - POST SALE (ALL DEBRIS IN HOUSE/GARAGE AND EXTERIOR)	02-Mar-11	\$1,000.00
FHA	SNOW REMOVAL	31-Jan-12	\$50.00
FHA	SNOW REMOVAL	23-Dec-11	\$50.00
FHA	(1) DAMAGES - DRYLOCK 1200 SQ FT BASEMENT USING DRYLOCK SEALER, 2 MEN 4 HRS EACH DUE TO WALLS SEEPING	14-Sep-11	\$1,200.00
FHA	DRIVE-BY BROKERS PRICE OPINION	22-Oct-12	\$75.00
FHA	(1) YARD MAINTENANCE - TRIM APPROX 15 LIMBS TOUCHING THE DETACHED GARAGE AND HOUSE ROOF ALL SIDES OF BOTH BUILDINGS, UP TO 12 INCHES IN DIAMETER AND 10 FT LONG	14-Sep-11	\$420.48
FHA	HASP AND PADLOCK GARAGE	25-Jul-11	\$80.00
FHA	LOCKBOX	31-Mar-11	\$70.00
FHA	(1) DAMAGES - SAND 1200 SQ FT BASEMENT WALLS PRIOR TO DRYLOCKING SO THAT DRYLOCK IS ABLE TO PROPERLY ADHERE.	14-Sep-11	\$600.00
FHA	DEBRIS REMOVAL - POST SALE	29-Aug-11	\$700.00
FHA	HASP AND PADLOCK A389	04-Jun-11	\$40.00
FHA	KNOBLOCK AND DEADBOLT	31-Mar-11	\$120.00
FHA	REMOVE AND DISPOSE CURRENT FRAME WHERE CRACKED (5 X 6 FT), 2 MAN HRS	18-Nov-10	\$200.00
FHA	HASP AND PADLOCK	23-Sep-10	\$40.00

FHA	LOCK CHANGE	13-Apr-12			\$60.00
FHA	DEBRIS REMOVAL (FHA) - PRE SALE	23-Sep-10			\$100.00
FHA	UTILITY SHUT OFF OR TRANSFER	23-Sep-10			\$75.00
FHA	LOCKBOX	13-Apr-12			\$35.00
FHA	INITIAL GRASS CUT UP TO 10,000 SQFT	23-Sep-10			\$85.00
FHA	LOCK CHANGE 67767 (1) DAMAGES - BID TO CLEAN GUTTERS AROUND HOUSE- APPROX 200 FT OF GUTTERS - PREVENTIVE GUTTERS FULL OF DEBRIS AND SPROUTING SAPPLINGS ; REQUIRES: 2 MEN X 4 HOURS Location: EXTERIOR OF HOUSE	04-Jun-11			\$60.00
FHA	(2) ELECTRICAL - ELECTRICAL INSPECTION NEEDED BY PROFESSIONAL FOR DAMAGED EEDLECTRIC Location: INTERIOR Reason: ELECTRICAL DAMAGES	01-Jul-14	CLGSJ		\$253.00
FHA	US BANK APPROVED - CATEGORY 2 CODE COMPLIANCE REPORT. (1) MISCELLANEOUS - REMOVE 100 SQ FT FALLING INSULATION FROM ATTIC CEILING. WILL CREATE 5 CYDS OF DEBRIS AND TAKE 2 MEN 2 HOURS. INSULATION KEEPS FALLING DUE TO PAPER BACKING BEING DRY. (2) PROFESSIONAL BID - ONE TIME MAJOR EVENT/REPAIR: PROFESSIONAL BID TO REPLACE MISSING PLUMBING AND BRING IT UP TO CODE. THE ITEMIZED PROFESSIONAL BID WILL BE UPLOADED TO YARDI AS AN ATTACHMENT. PROFESSIONAL REQUIRED DUE TO BEYOND THE SCOPE OF TRADITIONA (2) SECURING - ONE TIME MAJOR EVENT; REPLACE 2 OVERHEAD DETACHED GARAGE DOORS - CURRENTLY BOARDED - ROTTING DUE TO AGE (2) EACH 12'X8' DOES NOT INCLUDE NEW TRACKS ; REQUIRES: 2 MEN X 12 HOURS Location: DETACHED GARAGE OVERHEAD	24-Jun-14	ELECT		\$186.00
FHA		28-Apr-11	MTSC		\$560.00
FHA		03-Dec-12	MTSC		\$200.00
FHA		08-Sep-14	PROF		\$10,950.00
FHA		01-Jul-14	CDREP		\$2,000.00
FHA	SECURING - HASP AND PADLOCKS; SECURE (4) SAFETY HAZARDS - REPLACE MISSING OUTLET COVER (4) IN LIVING AREAS - STANDARD OUTLET COVERS Location: LIVING AREAS Reason: MISSING OUTLET COVERS	01-Jul-14	TKPAD		\$80.00
FHA		01-Jul-14	REOC		\$46.00

FHA	SNOW REMOVAL	12-Dec-12	SNRREM	\$50.00
FHA	SNOW REMOVAL; SNOW REMOVAL	23-Dec-13	SNRREM	\$50.00
FHA	SNOW REMOVAL; REMOVE SNOW ; REQUIRES: 2 MEN X 2 HOURS	10-Feb-14	SNRREM	\$50.00
FHA	SNOW REMOVAL	12-Mar-13	SNRREM	\$50.00
FHA	SNOW REMOVAL; REMOVE SNOW ; REQUIRES: 2 MEN X 2 HOURS	26-Nov-13	SNRREM	\$50.00
FHA	SNOW REMOVAL	18-Jan-14	SNRREM	\$50.00
FHA	SNOW REMOVAL; ACCESS ; REQUIRES: 1 MEN X 2 HOURS	03-Feb-14	SNRREM	\$50.00
FHA	SNOW REMOVAL	04-Feb-13	SNRREM	\$50.00
FHA	SNOW REMOVAL	27-Jan-14	SNRREM	\$50.00
FHA	SNOW REMOVAL	18-Dec-12	SNRREM	\$50.00
FHA	SNOW REMOVAL	21-Feb-13	SNRREM	\$50.00
FHA	SNOW REMOVAL (1) MISCELLANEOUS - BID TO REMOVE SQUIRREL INFESTATION FROM INTERIOR - APPROX 2500 SQ FT, REQUIRES 1 TRAP EACH BEDROOM, KITCHEN, LIVING AREA AND IN ATTIC APPROX. 10 ROOMS, INCLUDES RETURNING IN 2 WEEKS TO CHECK TRAPS AND DISPOSAL/RELOCATION OF ANY TRAPPE	04-Mar-13	SNRREM	\$50.00
FHA	(36) DAMAGES - BLEACH/CLEAN MOLD ON BASEMENT WALL - WHITE WITH BLUE STRIPE 12'X3' Location: BASEMENT WALL Reason: POOR VENTILATION/CIRCULATION	09-Apr-13	EXIEF	\$1,150.00
FHA		21-May-14	BCS	\$41.40

FHA	DEBRIS REMOVAL - POST SALE - INTERIOR	06-Sep-12	DEBRIS	\$200.00
FHA	(800) DAMAGES - ONE TIME MAJOR EVENT; ITEMIZED BID TO BLEACH TREAT, SAND/SCRAPE, AND DRYLOK 800SQFT OF PRESENTLY LEAKING BASEMENT FOUNDATION WALLS. BID TO BLEACH CLEAN 800SQFT OF BASEMENT FOUNDATION WALLS. 2 MEN X 2 HOURS. \$800.			
FHA	BID TO SAND/SCRAPE 80	01-Jul-14	DEBRIS	\$2,400.00
FHA	(1) DAMAGES - REPLACE DOWNSPOUT EXTENSION ON RIGHT SIDE OF HOUSE - PREVENTATIVE, 5' ALUMINUM DOWNSPOUT EXTENSION; REQUIRES: 1 MEN X 1 HOURS Location: RIGHT SIDE Reason: PREVENTATIVE 1 Men X 1 Hours =			
FHA	(1) DAMAGES - REPLACE DOOR - ENTRY - CURRENTLY PADLOCK FRAME IS DAMAGED AND CANNOT BE REPAIRED DOOR NEEDS TO BE REPLACED 80"X36" INCLUDES KNOB AND/OR DEADBOLT Location: UNIT ENTRY DOOR	01-Jul-14	ROCKWELL	\$62.00
FHA	(1) DEBRIS INTERIOR - BID TO REMOVE INTERIOR DEBRIS CAUSED FROM SQUIRREL INFESTATION - CREATING 1 CYD OF DEBRIS CONSISTING OF INSULATION, NUTS, PIECES OF WOOD, SQUIRREL DROPPINGS, 1 MAN, 1 HOUR	01-Jul-14	DOOR	\$920.00
FHA	(1) DAMAGES - REPLACE GUTTERS - ALUMINUM ON FRONT OF DETACHED GARAGE APPROX 20' - EXISTING CURRENTLY DAMAGED - 20' GUTTERS, ELBOWS, MOUNTING BRACKETS; REQUIRES: 2 MEN X 2 HOURS Location: FRONT OF HOUSE	09-Apr-13	REMLIN	\$50.00
FHA	(1) DAMAGES - SEAL CRACK IN THE FOUNDATION ON RIGHT SIDE OF HOUSE - APPROX 10' L X 2" W REQUIRES SPRAY FOAM - WEATHER PERMITTING; REQUIRES: 1 MEN X 2 HOURS Location: RIGHT SIDE OF EXTERIOR FOUNDATION WALL	01-Jul-14	ROCKWELL	\$150.00
FHA	REGISTER WITH CITY	01-Jul-14	DEBRIS	\$138.00
FHA	RENEW REGISTRATION WITH CITY	01-Jul-14	DEBRIS	\$1,440.00
FHA	VACANT/DISTRESSED REGISTRATION SERVICE FEE	12-Jul-13	DEBRIS	\$1,440.00
FHA	VACANT/DISTRESSED REGISTRATION SERVICE FEE	12-Jul-13	DEBRIS	\$35.00
FHA	VACANT/DISTRESSED REGISTRATION SERVICE FEE	01-Jul-14	DEBRIS	\$50.00

FHA	(L) DAMAGES - REATTACH FURNACE VENT TO WALL - REQUIRES SEALER Location: BASEMENT Reason: REATTACH FURNACE VENT/DUCT TO WALL 1 Men X 1 Hours =	01-Jul-14	WTHCR	\$86.00
FHA	INITIAL GRASS CUT UP TO 5,000 SQFT	24-Mar-14	IGC1	\$85.00
FHA	INITIAL GRASS CUT UP TO 5,000 SQFT	09-Apr-13	IGC1	\$85.00
FHA	(L) YARD MAINTENANCE - TRIM SHRUBS GROWING AROUND PERIMETER OF HOUSE CURRENTLY TOUCHING SIDES RANGING IN SIZE FROM 6-12 X 2X8FT REQUIRES TRIMMERS, (L) YARD MAINTENANCE - TRIM TREE IN FRONT OF HOUSE CURRENTLY TOUCHING ROOF AND SIDES 45X40X40FT REQUIRES XLARGE EXTENSION LADDER, CHAIN SAW, POLE SAW 2 MEN, 2 HOURS; DIMENSIONS: 40 L X 40 W X 45 H; REQUIRES: 2 MEN X 2 HOURS	10-Oct-13	TRIP	\$50.00
FHA		10-Oct-13	TRIP	\$50.00