



Miken Construction Company, INC.

9057 Arrow Rte • Suite 180 • Rancho Cucamonga, CA 91730

May 16, 2011

Bank Of America
2505 W. Chandler Blvd., Bldg D
Chandler, AZ 85224-
Attention: Francine Lopez

Re: Loan Number 873309209
Address: **1091 Cook St East St Paul MN**

Inspected property. Miken Construction can repair property per adjuster's report to conveyance condition as follows:

\$843.47 Recoverable Depreciation (Claim)
\$6,245.19 ACV (Claim)

\$7,088.66 Total Insurance Proceeds

Additional items needed for Conveyance Condition not covered by insurance proceeds as follows:

	<u>Room</u>	<u>Quantity</u>
\$3,600.00	Replace 100 AMP fuse box with 100 AMP breaker panel to satisfy requirement for new circuits as per code compliance report	1 Each
\$1,152.00	Install plinth blocks and 6"x6" green treated post in basement as needed to properly support floor joist. No more than (8) posts, all posts will be fastened with proper metal hangers and fasteners as per manufacturers recommendation	1 Each
\$2,280.00	Repair all broken windows to include glass block windows in basement, all sash windows and storm windows	1 Each
\$840.00	Remove and replace steps to basement	1 Each
\$420.00	Install handrails	1 Each
\$600.00	Install exterior doors	2 Each
\$720.00	Ensure all interior doors are functional and have working hardware, replace doors and jambs as needed	4 Each
\$1,500.00	Install gutters with satisfactory 5" downspouts and gutter apron 150' around perimeter of roof line	1 Each
\$420.00	Fix minor repairs to soffit and fascia along with any damaged siding, caulk cracks and fill gaps	1 Each
\$1,512.00	Re-sheet roof deck where board spacing is more than 5/8" (all upper and front porch)	1 Each
\$46,200.00	Replace total foundation, pour footing under all (4) walls and re-pour basement floor per structural engineer's report	1 Each
\$1,170.00	Install EDPM membrane, 60 mil thickness (2 sq)	1 Each
\$1,000.00	Corporate contribution needed to cover insurance deductible	1 Each



Miken Construction Company, INC.

9057 Arrow Rte • Suite 180 • Rancho Cucamonga, CA 91730

\$3,900.00	Complete all other repairs in relation to the electrical system to satisfy code compliance checklist	1 Each
\$1,140.00	Replace water heater to include vent	1 Each
\$2,880.00	Replace missing supply lines one inch line from take offs (to include installation of temp balance shower valve and laundry tub)	1 Each
\$4,560.00	Replace/rework waste lines (to install clean out in basement floor and also ball trap drain in basement)	1 Each
\$540.00	Raise water meter using proper brass fittings	1 Each
\$960.00	Run gas lines (dryer, furnace, range)	1 Each
\$5,040.00	Remove and replace FAU	1 Each
\$1,440.00	Rework ducting from main chase	1 Each
\$7,200.00	Paint, patch, flooring	1 Each
\$3,500.00	Permits and plans	1 Each
\$480.00	Counter flash chimney	1 Each

\$93,054.00 Corporate Contributions Total

\$100,142.66 Total Cost

Please advise this Repair Estimate is for violation damages only. If additional damages are present, Miken will submit a separate Repair Estimate for your review. Thank you!

ESTIMATED TIME FRAME TO COMPLETE: 175 DAYS

The following may cause delays in the completion date: Permits, weather, utilities and contractor scheduling. This bid is based on visible damages only. Hidden damages may be discovered during the repair process.

Thank you,

Robby Chavez
Estimator