

939 Charles Ave Building Estimate

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1. Dry out basement, remove all debris and moldy materials in the basement and throughout, correct source of water. \$700
2. Replace exterior doors so that they open easily from the inside, weather seal exterior doors, and provide functional hardware at all doors and windows. \$1500
3. Install floor covering in bathroom and kitchen that is impervious to water. \$1200
4. Repair walls, ceiling and floors throughout, as necessary. \$500
5. Paint interior and exterior, observing lead based paint protocols if lead is present. \$1500
6. In the upper unit, where framing is exposed, support or reconstruct to code. \$1000
7. Provide fire block construction as necessary, seal chases in basement ceiling, and seal bulkhead in basement.. \$1000
8. Where wall and ceiling covering is removed install code specified insulation, and Sheetrock. \$500
9. Air- seal and insulate attic/access door. \$300
10. Install Smoke Detectors/Carbon Monoxide Detectors. Install per code where feasible. \$450
11. Install water- proof enclosure in shower areas. \$1500
12. Verify proper venting of bath exhaust fan to exterior. \$100
13. Replace or repair landing and stairway per code. \$1000
14. Replace rotted siding, soffit, fascia, and trim; weather and vermin seal the exterior. \$2000
15. Correct grade around house and garage to direct water away from foundation of house and garage. \$400
16. Install downspouts and a complete gutter system. \$1200
17. Install rain leaders to direct drainage away from foundation. \$200
18. Replace rotted members on garage, seal holes, and paint garage exterior utilizing lead paint protocols if lead is present. \$1200
19. Install address numbers visible from street and on the alley side of garage. \$100
20. Reroof areas around the chimney and skylights that are not properly flashed, including flashing in approved manner. \$1400
21. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. \$800
22. Close all penetrations required to have property intumescent device or caulk using proper materials. \$300
23. Confirm that there is a 1 hour fire wall between units and common spaces. Correct to a 1 hour fire wall where it is missing. \$1500
24. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. \$200
25. Repair all damaged storms and screens. \$200

Total Estimate: \$21,100