NORTHSIGHT MANAGEMENT

8776 E Shea Blvd #106-606
Scottsdale, AZ 85260
(602) 842-4000

Loan #:	3034391
Property ID:	P842516
Work Order #:	06444224
Property Address:	1722 Reaney Avenue, Saint Paul, MN 55106
Bid Type:	**Turn**
Description:	Code Violation Repairs

Bid For:	**LRES Corp**
	765 The City Drive South, Suite 300
	Orange, CA 92868
Bid Number:	BID-00140497
Bid Date:	03/01/2022
Submission Date:	03/01/2022
FHA Case#:	2719279554

Category	Room	Description	UOM	Qty	Unit Price	Total
Electrical		1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC 2. Install hard-wired smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC 3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC 4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including exterior of home and garage. 5. Properly bond neutral bar to service panelboard enclosure. Article 250, NEC 6. Properly wire multi-wire circuits in panelboard to ensure ungrounded conductors on opposite phases. Article 100, NEC 7. Properly wire furnace to current NEC. 8. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC 9. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B) 10. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC 11. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC 12. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including exterior of home and the garage. 13. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC. Including exterior of home and the garage. 14. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC 15. Check all receptacles for proper	EA	1	20,450.00	20,450.00

	polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.				
Exterior Repairs Building	Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408	EA	1	250.00	250.00
Exterior Repairs Plumbing	Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.	EA	1	308.33	308.33
Exterior Repairs Building	Repair or replace garage siding.	EA	1	416.67	416.67
Exterior Repairs Building	Install address numbers visible from street and on the alley side of garage. SPLC 70.01	EA	1	125.00	125.00
Exterior Repairs Building	Provide general rehabilitation of garage. SPLC 34.32 (3)	EA	1	5,833.33	5,833.33
Exterior Repairs Building	Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)	EA	1	250.00	250.00
Exterior Repairs Building	Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)	EA	1	385.71	385.71
Exterior Repairs Building	Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312	EA	1	1,125.00	1,125.00
Exterior Repairs Building	Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)	EA	1	875.00	875.00
Exterior Repairs Building	Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)	EA	1	7,428.57	7,428.57
Inspection	HVAC Inspection by Licensed Mechanical Contractor	EA	1	425.00	425.00
Interior Repairs Building	Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)	EA	1	6,571.43	6,571.43
Interior Repairs Plumbing	Kitchen -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.	EA	1	466.67	466.67
Interior Repairs Plumbing	Kitchen -Sink -(MPC 701) Install the waste piping to code.	EA	1	3,083.33	3,083.33
Interior Repairs Plumbing	First Floor -Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower. Master bathroom.	EA	1	2,491.67	2,491.67
Interior Repairs Plumbing	First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code. Master bathroom.	EA	1	1,100.00	1,100.00
Interior Repairs	First Floor -Tub and Shower -(MPC				

Plumbing	301.1) Repair/replace the faucet that is missing, broken or has parts missing.	EA	1	600.00	600.00
Interior Repairs Plumbing	First Floor -Lavatory -(MPC 701) Install the waste piping to code. Master bathroom.	EA	1	466.67	466.67
Interior Repairs Plumbing	Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.	EA	1	333.33	333.33
Interior Repairs Plumbing	First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code. Master bathroom.	EA	1	633.33	633.33
Interior Repairs Plumbing	Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.	EA	1	3,833.33	3,833.33
Interior Repairs Plumbing	First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.	EA	1	1,916.67	1,916.67
Interior Repairs Plumbing	Basement -Water Meter -(SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.	EA	1	208.33	208.33
Interior Repairs Plumbing	First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code. Master bathroom.	EA	1	1,100.00	1,100.00
Interior Repairs Plumbing	Basement -Water Meter -(MPC 609.11) Support the water meter to code.	EA	1	166.67	166.67
Interior Repairs Plumbing	Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.	EA	1	125.00	125.00
Interior Repairs Plumbing	Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum or 12 inches above the floor.	EA	1	1,125.00	1,125.00
Interior Repairs Plumbing	Kitchen -Sink -(MPC 701) Install the waste piping to code.	EA	1	3,083.33	3,083.33
Interior Repairs Plumbing	First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.	EA	1	750.00	750.00
Interior Repairs Plumbing	First Floor -Sink -(MPC 701) Install the waste piping to code. Bac entry area.	EA	1	633.33	633.33
Interior Repairs Plumbing	Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.	EA	1	117.00	117.00
Interior Repairs Plumbing	Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.	EA	1	2,416.67	2,416.67
Interior Repairs Plumbing	First Floor -Tub and Shower -(MPC 701) Install the waste piping to code. Master bathroom.	EA	1	583.33	583.33
Interior Repairs Plumbing	Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.	EA	1	4,250.00	4,250.00
Interior Repairs	Basement -Water Heater -(MFGC 409)				

Plumbing	Install the gas shut off and the gas piping to code.	EA	1	2,416.67	2,416.67
Interior Repairs Plumbing	Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.	EA	1	208.33	208.33
Interior Repairs Plumbing	Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.	EA	1	3,083.33	3,083.33
Interior Repairs Plumbing	First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.	EA	1	1,916.67	1,916.67
Interior Repairs Plumbing	Basement -Laundry Tub -(MPC 701) Install the waste piping to code.	EA	1	1,125.00	1,125.00
Interior Repairs Plumbing	Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.	EA	1	1,083.33	1,083.33
Interior Repairs Building	Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)	EA	1	2,250.00	2,250.00
Interior Repairs Building	Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)	EA	1	214.29	214.29
Interior Repairs Building	Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)	EA	1	166.67	166.67
Interior Repairs Building	Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)	EA	1	500.00	500.00
Interior Repairs Building	Provide functional hardware at all doors and windows. SPLC 34.09 (3f)	EA	1	500.00	500.00
Interior Repairs Building	Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)	EA	1	2,666.67	2,666.67
Interior Repairs Plumbing	Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.	EA	1	791.67	791.67
Interior Repairs Building	Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1	EA	1	375.00	375.00
Interior Repairs Plumbing	Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.	EA	1	1,125.00	1,125.00
Interior Repairs Building	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. MNRC Ch 1309 Sect. 311 & 312	EA	1	683.33	683.33
Interior Repairs Building	Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1	EA	1	600.00	600.00

Interior Repairs Building	Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)	EA	1	1,085.71	1,085.71
Interior Repairs Building	Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)	EA	1	1,152.86	1,152.86
Interior Repairs Building	Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)	EA	1	642.86	642.86
Interior Repairs Building	Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307	EA	1	2,368.57	2,368.57
Interior Repairs Building	Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4	EA	1	357.14	357.14
Other	A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)	EA	1	1,100.00	1,100.00
Other Plumbing	All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.	EA	1	594.00	594.00

Total: **$100,934.80**

Notes:

Code violations uploaded below bid. Electrical and mechanical bids are pending approval of inspections (included below in bid)

Photos

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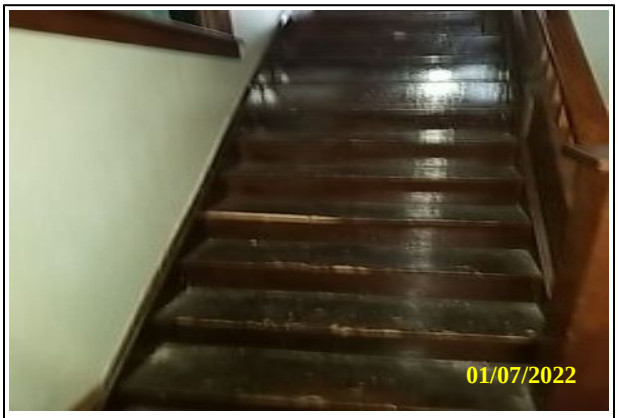

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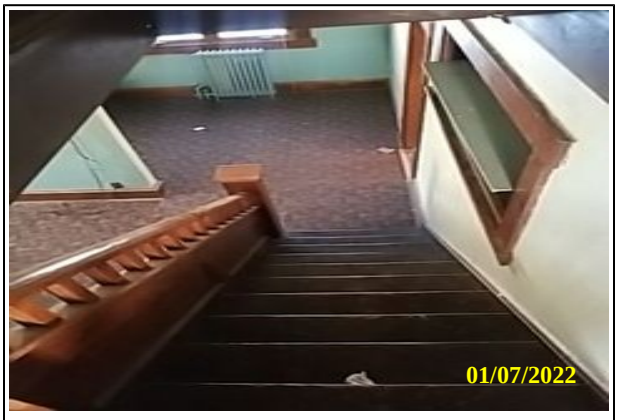

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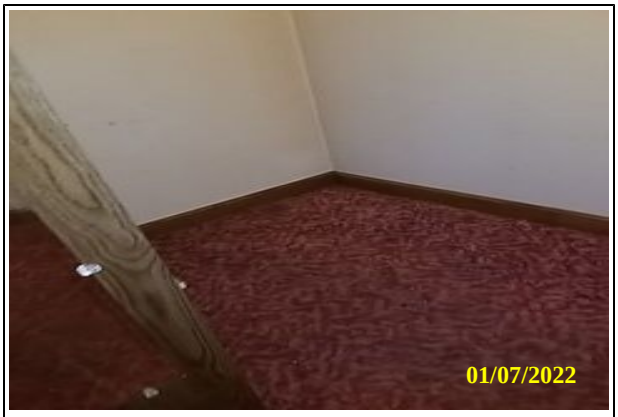

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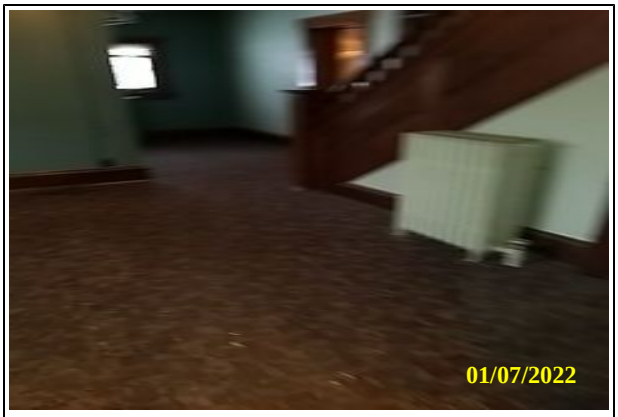

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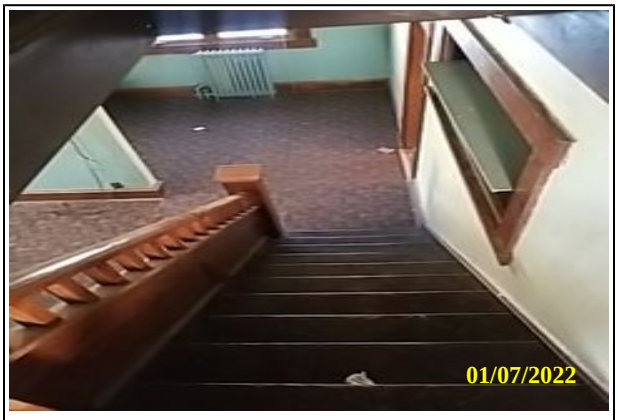

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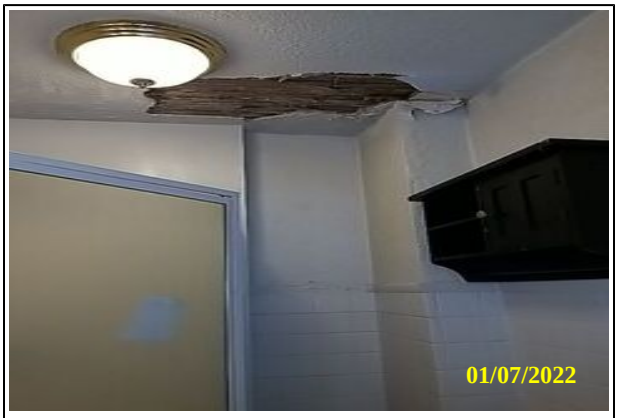

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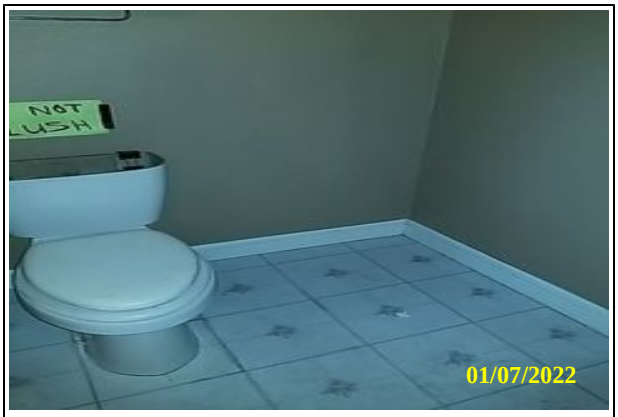

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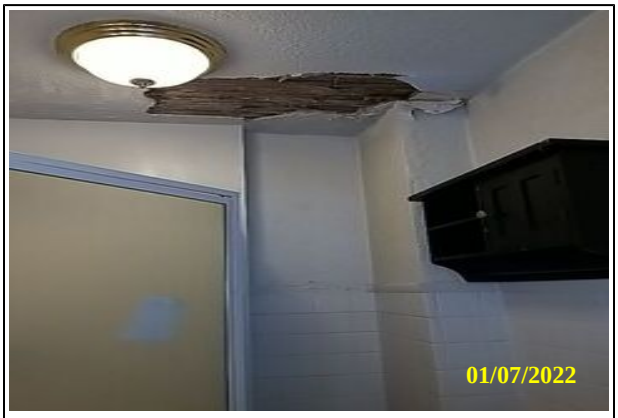

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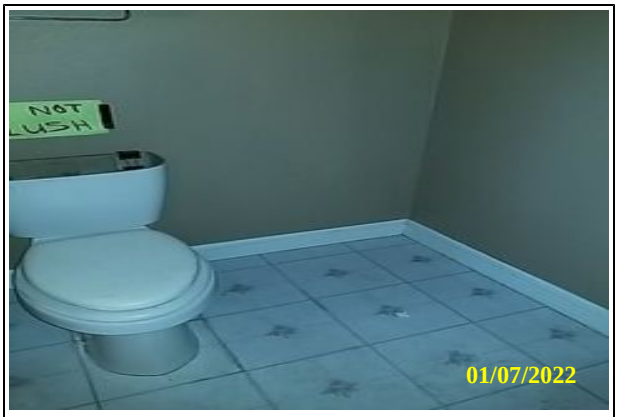

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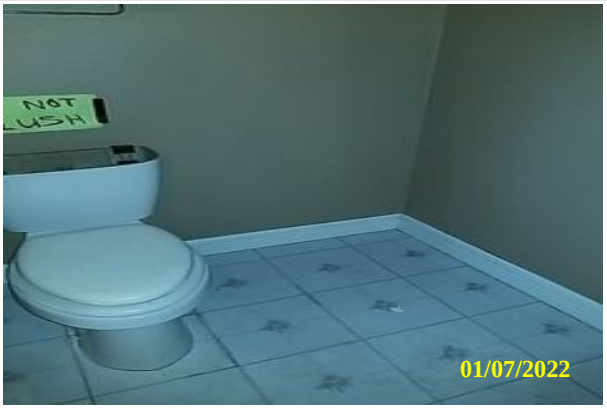

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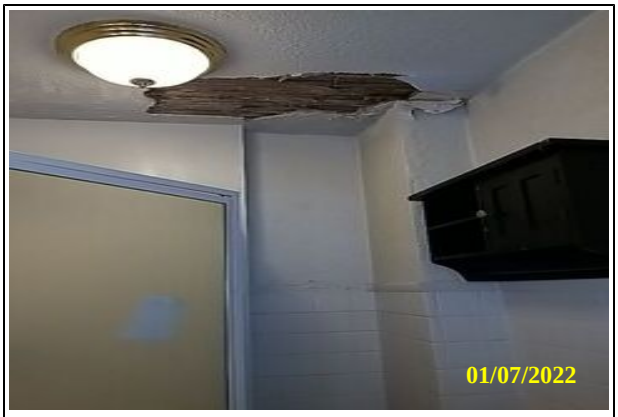

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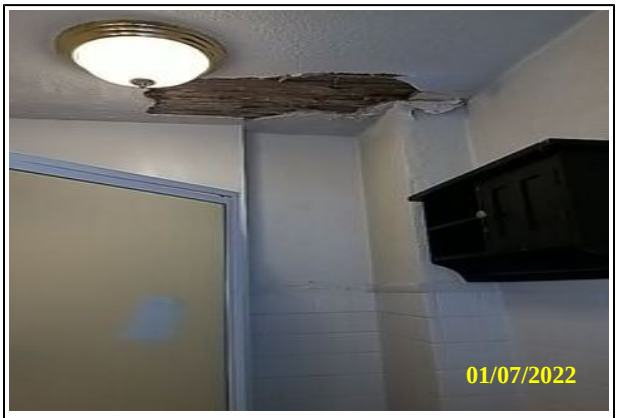

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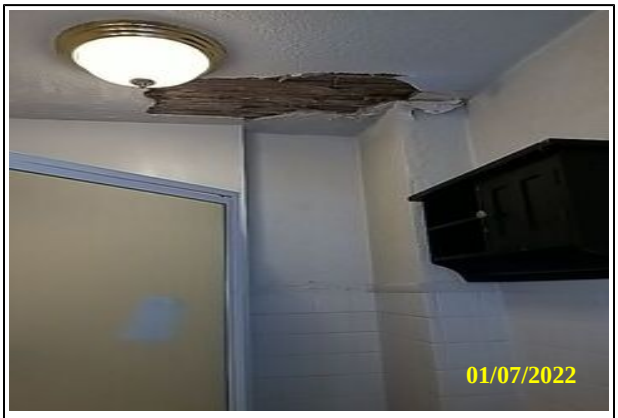

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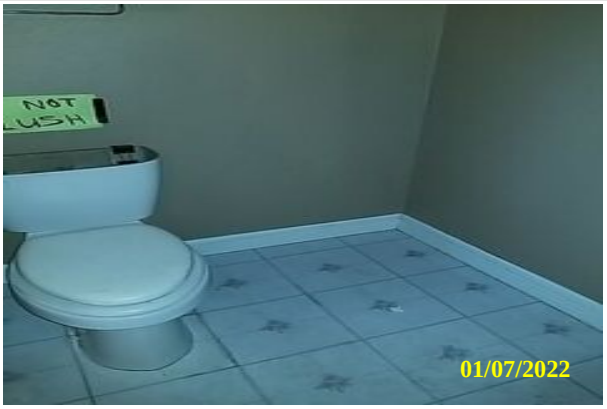

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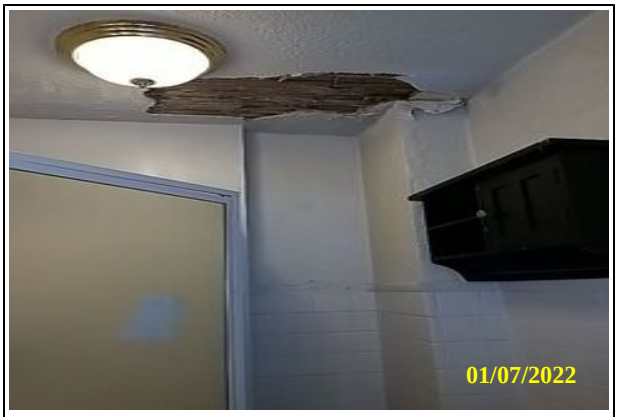

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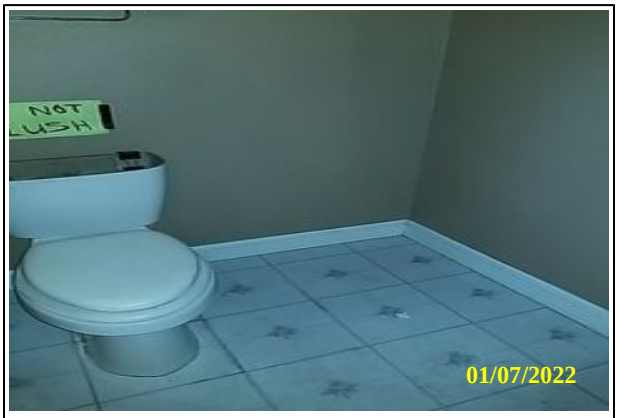

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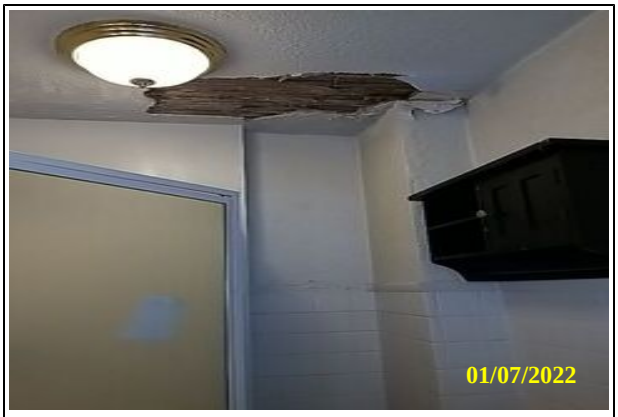

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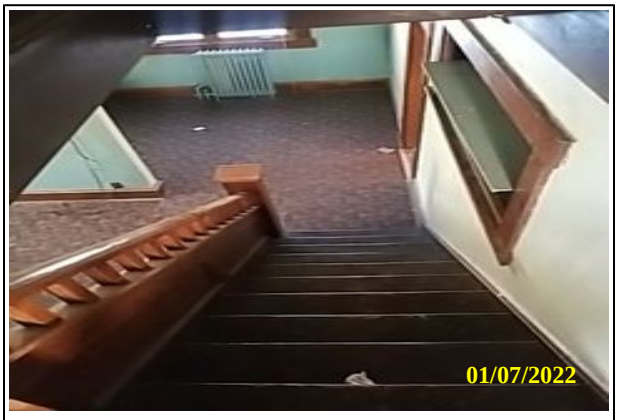

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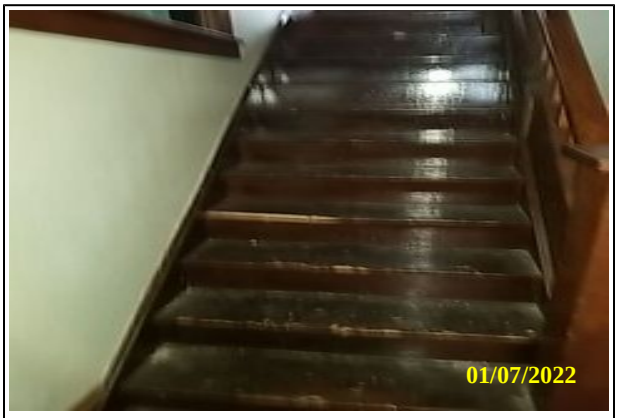

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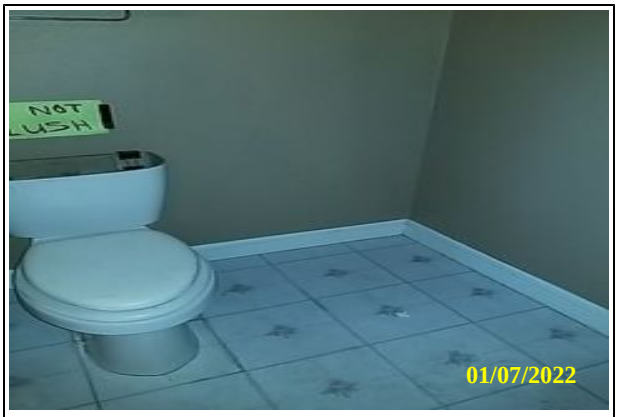

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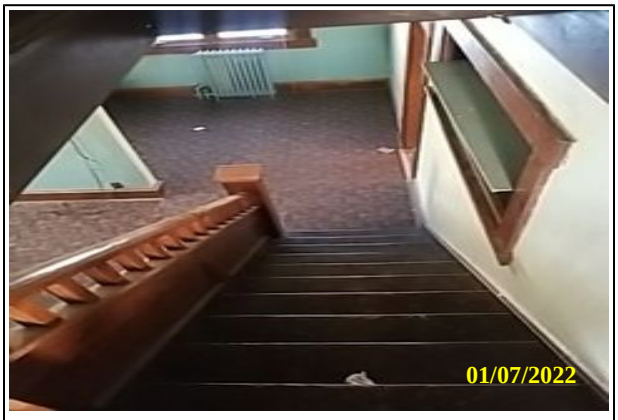

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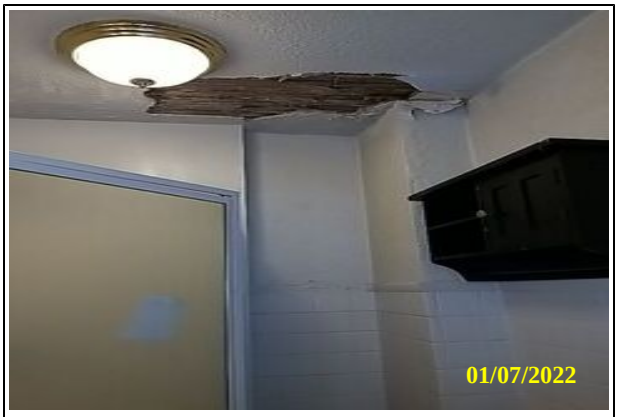

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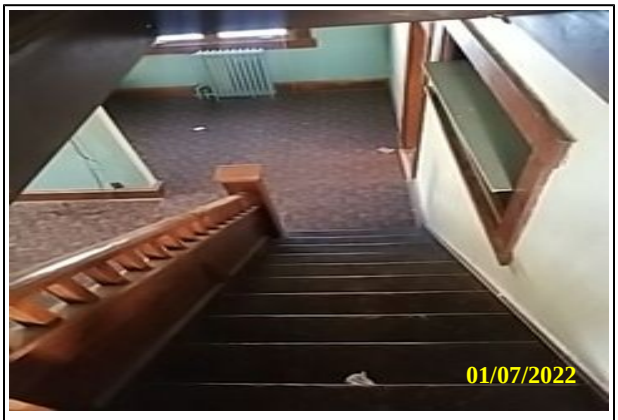

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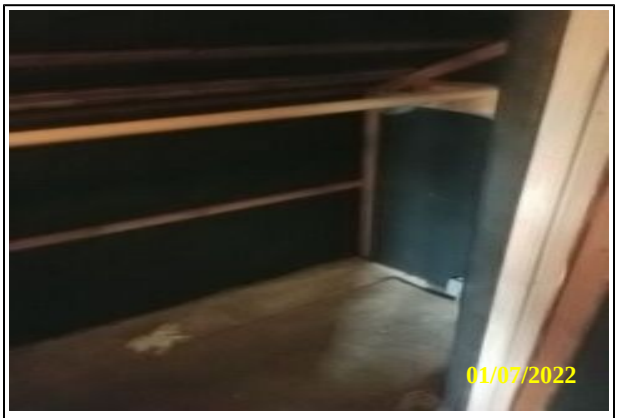

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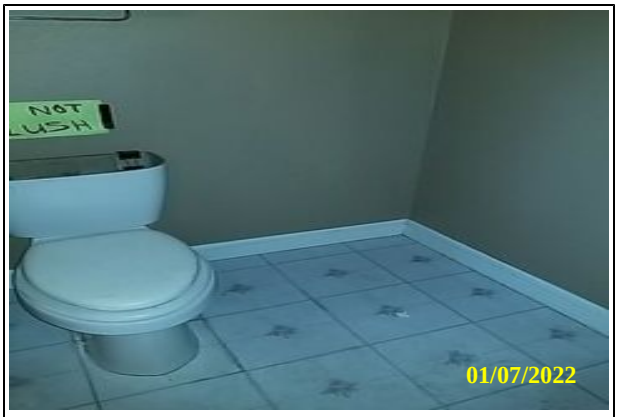

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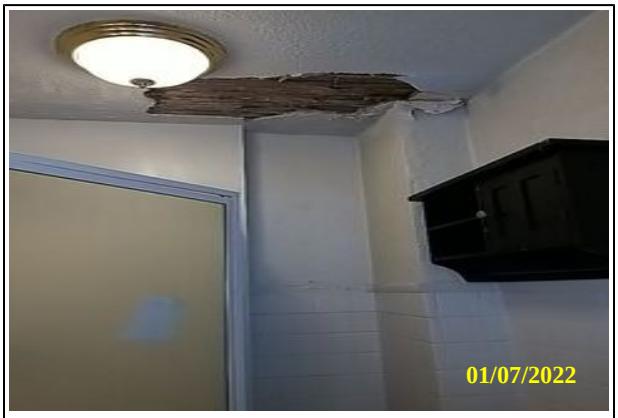

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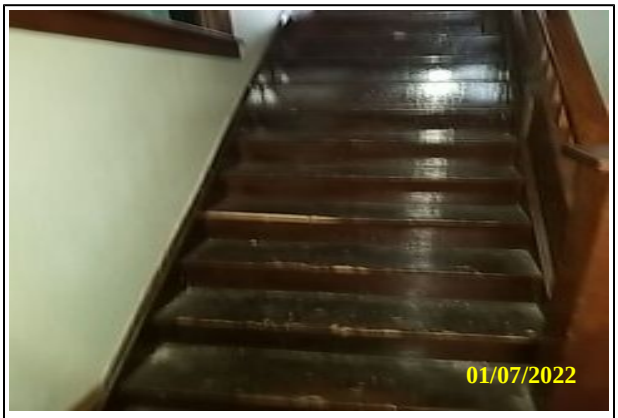

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