

## Joanna Zimny

---

**From:** Randall Naiman <Randall@naimanlaw.com>  
**Sent:** Wednesday, July 19, 2023 5:31 PM  
**To:** Joanna Zimny  
**Cc:** \*CI-StPaul\_LegislativeHearings; Pam Sundsmo; Clint Zane; Joe Yannarely; Robert Humphrey; Steve Magner; Vicki Sheffer; Tracy Band; Randall Naiman; Krystina Britt  
**Subject:** 871 Stickney Street, Saint Paul, MN  
**Attachments:** Proposed schedule 871 Stickney Ave St. Paul.pdf; Affidavit of Funds to Be Utilized - 871 Stickney Street, St. Paul, MN.pdf; VB PERFORMANCE DEPOSIT FORM 2020.pdf; Check Copy.pdf; June 6, 2023 - Solid Rock Construction Cure City Violations.pdf; June 30, 2023 - Scope of Repair.pdf

**Think Before You Click: This email originated outside our organization.**

Dear Ms. Zimny:

I am writing to provide you with the necessary documents related to the upcoming repairs planned for the property located 871 Stickney Street, Saint Paul, MN. Please find the following attachments:

1. Performance Bond. Enclosed is the completed performance bond application, and a \$5,000 check made payable to the City of Saint Paul. The performance bond application and check were sent via Federal Express to the Department of Safety & Inspections on Monday, July 19, 2023. Kindly confirm that the Performance Bond has been issued.
2. Affidavit. We have included a signed and notarized affidavit from Shawn Shorkey, Vice President at Hudson Homes Management, LLC. This affidavit confirms that the allocated finances will be used exclusively for completing the project and will not be diverted until a code compliance certificate is issued. Hudson Homes Management, LLC, acts as attorney-in-fact for U.S. Bank Trust, as Trustee for LSF9 Master Participation Trust, the owner of the property.
3. Schedule for Project Completion. Attached is a schedule for project completion provided by our client's general contractor, Solid Rock Construction. This document outlines the timeline for the project.
4. Scope of Repair and Breakdown of Costs. We have included the scope of repair and a detailed breakdown of costs for the project, prepared by Solid Rock Construction. This document provides an overview of the repairs required and associated expenses.

During the rehabilitation process, we assure you that the property will be adequately maintained to ensure compliance with relevant property maintenance standards. Furthermore, as confirmed on July 11, 2023, there is no need for an amendment to the original Code Compliance Report. The compliance period has been extended by an additional 120 days, starting from June 29, 2023, and ending on October 28, 2023. As stated on page 4 of the Code Compliance Report, our client has the option to request a six-month extension to complete the project if it is shown that the code

compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

Please let us know if you require any further information or if there are additional documents that you need.

We appreciate your attention to this matter and look forward to your response.

Sincerely yours,

**Randall D. Naiman, Esq.** | Managing Director  
NAIMAN LAW GROUP, PC | 4660 La Jolla Village Drive, Suite 650 | San Diego, CA 92122  
T 858-224-6800 | F 858-224-6801 | [randall@naimanlaw.com](mailto:randall@naimanlaw.com) | <http://www.naimanlaw.com>

**Privileged And Confidential Communication.** This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

**Fair Debt Collection Practices Act Disclosure:** To comply with the Fair Debt Collection Practices Act, we inform you that this is a communication from a debt collector. This may be an attempt to collect a debt and any information obtained will be used for that purpose. However, if you are in bankruptcy or received a bankruptcy discharge, no attempt is being made to collect a debt and any information will be obtained for informational purposes only.

**From:** Joanna Zimny <[joanna.zimny@ci.stpaul.mn.us](mailto:joanna.zimny@ci.stpaul.mn.us)>  
**Sent:** Monday, July 17, 2023 8:15 AM  
**To:** Randall Naiman <[Randall@naimanlaw.com](mailto:Randall@naimanlaw.com)>  
**Subject:** RE: 871 Stickney St.US Bank R-R Ltr.7-14-23

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Naiman,

That all looks accurate. Regarding #2, yes, no change of ownership means no need for the City to review/approve any contracts.

Thanks,  
Joanna



14665 Buchanan St. NE #4 • Ham Lake, MN 55304 • Phone: 763-270-5058

Pam Sundsmo  
Phone: 612-412-6161

Job Address:  
871 Stickney Ave  
St. Paul, MN 55107

**Print Date:** 6-16-2023

## Cure City Violations

Thank you for the opportunity to provide you with this proposal!

We have partnered with **Venture** so a portion of the proceeds are building safe-houses for children in Nepal who have been rescued from trafficking.

**Thank you for making a difference!**

Please review below and let us know if you have any questions or concerns.

| Description   | Price      |
|---|------------|
| Permit and inspection fees TBD  | \$0.00     |
| Permanently secure top and bottom of support posts in an approved manner on deck                      | \$495.00   |
| Where wall and ceiling covering is removed, install full thickness or code-specified insulation       | \$2,880.00 |
| Sheetrock insulate and seal attic door  | \$310.00   |
| Replace front step landing and stairway per code  | \$3,600.00 |
| Go over cement with green treated to get proper riser height and railings and landing                 |            |
| Repair/replace gutters around perimeter with downspouts and 10' extensions                            | \$1,560.00 |
| Replace service door to garage  | \$765.00   |
| Provide durable, dustless parking surface as specified in zoning code by placing 6"x87"x12' of gravel | \$3,600.00 |
| Install 12' graspable handrail to lower level   | \$320.00   |
| Strap or support top of stair stringers for structural stability                                      | \$750.00   |
| Remove wood safety glass window by stairs   | \$450.00   |
| Replace (2) front and rear doors with (2) storm doors   | \$2,450.00 |
| Install sheet vinyl floor covering and seal vinyl edges in kitchen and bathroom                       | \$1,322.00 |

| Description   | Price       |
|---|-------------|
| Prepare and paint interior and exterior as necessary  | \$10,100.00 |
| Observe necessary abatement procedures (EPA, MPCA and St. Paul legislative code, chapter 34 for additional information) if lead base is present |             |
| Reframe and sheetrock adjacent stair wall   | \$1,095.00  |
| Install 16'x14' rear deck with new green treated stair stringers, green treated decking and green treated railings                              | \$12,750.00 |
| Electrical safety inspection  | \$375.00    |
| Provide a complete circuit directory at service panel indicating location and use of all circuits   | \$85.00     |
| Install (4) hard-wired smoke detectors on main level and lower level  | \$2,450.00  |
| Install (2) CO detectors  |             |
| Throughout close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers  | \$85.00     |
| Rewire (2) switches and (4) outlets in lower level (2) bedrooms   | \$990.00    |
| Replace (5) GFCI outlets  | \$675.00    |
| Repair sheetrock after electrical wiring is complete, prep for paint  | \$1,250.00  |
| Vent clothes dryer to code  | \$975.00    |
| Test and start water heater   | \$135.00    |
| First floor piping vents - install required vent piping   | \$3,600.00  |
| First floor tub and shower - install proper fixture and vent to code  |             |
| Clean and Orsat test furnace/boiler burner  | \$525.00    |
| Check all controls for proper operation   |             |
| Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe                           |             |
| Clean all supply and return ducts for warm air heating system   | \$400.00    |
| Replace (10) supply/returns   | \$450.00    |

**Total Price: \$54,442.00**

By signing this Proposal you affirm your intent to enter into a contract with Solid Rock Construction for the products and services identified in the above scope of work. Upon receiving a signed copy of this Proposal, we will prepare and provide a complete and binding legal contract for your review and signature. This Proposal does not create or constitute any legally binding or enforceable obligations or liabilities.

The final estimated price reflects the entirety of the work. Alterations may change individual pricing. Quotes are subject to change after 15 days. This Proposal is valid until [Month] [Day], [Year].

\*\*\* MATERIAL AND/OR LABOR CHARGES MAY BE SUBJECT TO CHANGE. \*\*\*

**CUSTOMER SERVICE COMMITMENT:** Our goal for your job is to provide the best customer experience possible from

our professional, friendly, and courteous staff by doing things right the first time while respecting your home and property. We will also help you, the customer, feel part of the process with regular updates and excellent communication. Solid Rock Construction strives for excellence in all we do, however, construction is not a perfect process. If for some reasons our excellence does not meet your expectations, we still reserve the right to require full payment.

I confirm that my action here represents my electronic signature.

**Signature:**

---

**Date:**

---

**Print Name:**

---

# Scope of Repair

**Brokers - Use this form to mark recommended repairs items. Check box if the repair is needed for financing.**

**Contractors - Bid on the scope of work as determined by the broker or field rep. Communicate any oversights to the broker for consideration. All materials, equipment, appliances, etc. must be new. Obtain permits as required.**

|                |                         |                     |                                 |
|----------------|-------------------------|---------------------|---------------------------------|
| Vendor Name    | Solid Rock Construction | Loan Number         | 9804887041                      |
| Vendor Phone   | 763-270-5058            | Property Address    | 871 stickney st 871 stickney st |
| Vendor Address | 14665 Buchanan St       | Agent Name          | michael olsen                   |
| Vendor City    | Ham Lake                | Agent Phone Number  | 6512098444                      |
| Vendor State   | MN                      | Utilities On?       | No                              |
| Vendor Zip     | 55304                   | Lox Box Combination | lon                             |
| Tax ID         |                         | SQFT                |                                 |
| Local Tax Rate | 0.0000                  | Preservation        | <input type="checkbox"/>        |

|    |                 |                       |           |
|----|-----------------|-----------------------|-----------|
| 1) | <b>Flooring</b> | <b>Total Flooring</b> | <b>\$</b> |
|----|-----------------|-----------------------|-----------|

|  |                         |   |  |  |
|--|-------------------------|---|--|--|
|  | <b>Guidelines:</b>      | Bid neutral colors. Details for materials required: sqyd/sqft, brand, color, carpet weight, tile size. Bid to install new pad when carpet replacement is being bid. Always replace doorstops/shoe moulding. Flooring to be evaluated on room by room basis. Intent is for hard surface in high traffic areas. Flooring removal/prep should be listed separately under "Recommended Flooring Repairs" section. |  |  |
|  | <b>Scope Comments:</b>  |   |  |  |
|  | <b>Scope Continued:</b> |   |  |  |
|  | <b>Bid Comments:</b>    |   |  |  |

|                          |                            |              |  |       |  |    |
|--------------------------|----------------------------|--------------|--|-------|--|----|
| <input type="checkbox"/> | 1 Carpet Replace           | Price per yd |  | SQYD  |  | \$ |
|                          |                            | Weight       |  | Brand |  |    |
|                          |                            | Color        |  |       |  |    |
| <input type="checkbox"/> | 2 Carpet Pad               | Price per yd |  | SQYD  |  | \$ |
|                          |                            | Weight       |  |       |  |    |
| <input type="checkbox"/> | 3 Carpet Cleaning Comments |              |  |       |  | \$ |
| <input type="checkbox"/> | 4 Carpet Repair Comments   |              |  |       |  | \$ |

|                          |    |                              |                |  |           |                          |    |
|--------------------------|----|------------------------------|----------------|--|-----------|--------------------------|----|
| <input type="checkbox"/> | 5  | Vinyl Replace                | Price per yd.  |  | Brand     |                          | \$ |
|                          |    |                              | SQYD           |  |           |                          |    |
|                          |    |                              | Color          |  |           |                          |    |
| <input type="checkbox"/> | 6  | Vinyl Repair Comments        |                |  |           |                          | \$ |
| <input type="checkbox"/> | 7  | Tile Flooring Replace        | Tile Size      |  | Tile SQFT |                          | \$ |
|                          |    |                              | Color          |  |           |                          |    |
| <input type="checkbox"/> | 8  | Tile Flooring Repair         | Tile Size      |  | Tile SQFT |                          | \$ |
|                          |    |                              | Color          |  |           |                          |    |
| <input type="checkbox"/> | 9  | Hardwood Replace             | Square Footage |  | Color     |                          | \$ |
| <input type="checkbox"/> | 10 | Hardwood Repair/Refinish     | Square Footage |  | Brand     |                          | \$ |
|                          |    |                              | Color          |  |           |                          |    |
| <input type="checkbox"/> | 11 | Laminate Replace             | Square Footage |  | Color     |                          | \$ |
| <input type="checkbox"/> | 12 | Laminate Repair              | Square Footage |  | Color     |                          | \$ |
| <input type="checkbox"/> | 13 | Subfloor Replace Comments    |                |  |           |                          | \$ |
|                          |    | Subfloor Replace             | Square Footage |  |           |                          |    |
| <input type="checkbox"/> | 14 | Subfloor Repair Comments     |                |  |           |                          | \$ |
|                          |    | Subfloor Repair              | Square Footage |  |           |                          |    |
| <input type="checkbox"/> | 15 | Recommended Flooring Repairs |                |  |           |                          | \$ |
|                          |    |                              |                |  |           | <b>Flooring Subtotal</b> | \$ |
|                          |    |                              |                |  |           | <b>Flooring Tax Rate</b> | \$ |

**2) Wallpaper/Sheetrock**

**Total Wallpaper/Sheetrock \$**

**Category Guidelines:**

Drywall repair to match existing finish. Drywall should be bid by the square foot. Remediation should include post remediation air clearance test and warranty. Cost of insulation should be listed in "Recommended Wallpaper/Sheetrock Repair Comments. Wallpaper removal price includes re-texture. Include amount of wallpaper removed.

**Scope Comments:**

|                          |   |   |  |
|--------------------------|---|---|--|
|                          |   | <b>Scope Continued:</b>                               |  |
|                          |   | <b>Bid Comments:</b>                                  |  |
| <input type="checkbox"/> | 1 | Drywall Replace<br>Comments                           | \$                                     |
| <input type="checkbox"/> | 2 | Drywall Repair<br>Comments                            | \$                                     |
| <input type="checkbox"/> | 3 | Wallpaper Repair<br>Comments                          | \$                                     |
| <input type="checkbox"/> | 4 | Wallpaper Replace<br>Comments                         | \$                                     |
| <input type="checkbox"/> | 5 | Paneling Removal/Paint<br>Comment                     | \$                                     |
| <input type="checkbox"/> | 6 | Remediation/ Clearance<br>Comment                     | \$                                     |
| <input type="checkbox"/> | 7 | Recommended<br>Wallpaper/Sheetrock<br>Repair Comments | \$                                     |
|                          |   |   | <b>Wallpaper/Sheetrock Subtotal</b> \$ |
|                          |   |   | <b>Wallpaper/Sheetrock Tax Rate</b> \$ |

| 3)                       | Paint Interior/Exterior  | Total Paint Interior/ Exterior \$   |  |       |    |
|--------------------------|--|---|--|-------|----|
|                          | <b>Category Guidelines:</b><br><br><b>Scope Comments:</b><br><br><b>Scope Continued:</b><br><br><b>Bid Comments:</b> | Interior: Walls: Neutral, Doors/Trim white, semi-gloss, Ceilings: White, flat. Outlet/switch covers should be removed/replaced for painting. Details required: colors, finish, brand, Touch-Up paint, min. 1 qt., for each color with each product labeled, left in kitchen cabinet under sink. Exterior: Use semi-gloss latex. Confirm exterior color with HOA prior painting. |  |       |    |
| <input type="checkbox"/> | 1 Complete Interior Paint  | SQFT  |  | Brand | \$ |
|                          |  | Color(s)  |  |       |    |
| <input type="checkbox"/> | 2 Walls Only Comments  |   |  |       | \$ |
| <input type="checkbox"/> | 3 Doors/Trims/ Cabinets Comments   |   |  |       | \$ |
| <input type="checkbox"/> | 4 Ceiling Only Comments  |   |  |       | \$ |
| <input type="checkbox"/> | 5 Complete Exterior Paint  | SQFT  |  | Brand | \$ |
|                          |  | Color(s)  |  |       |    |
| <input type="checkbox"/> | 6 Doors/Trim Only Comments   |   |  |       | \$ |
| <input type="checkbox"/> | 7 Siding Only Comments   |   |  |       | \$ |

|                          |    |                                       |  |    |
|--------------------------|----|---------------------------------------|--|----|
| <input type="checkbox"/> | 8  | Decks Stain/Paint<br>Comments         |  | \$ |
| <input type="checkbox"/> | 9  | Shutters Paint/Install<br>Comments    |  | \$ |
| <input type="checkbox"/> | 10 | Recommended Paint<br>Repairs Comments |  | \$ |

|  |  |  |                                   |    |
|--|--|--|-----------------------------------|----|
|  |  |  | Paint Interior/ Exterior Subtotal | \$ |
|  |  |  | Paint Interior/ Exterior Tax Rate | \$ |

|                      |                            |
|----------------------|----------------------------|
| <b>4) Appliances</b> | <b>Total Appliances \$</b> |
|----------------------|----------------------------|

|                         |  |
|-------------------------|--|
| <b>Guidelines:</b>      | Bid to include installation and disposal. Bid only builder grade unless otherwise specified. If bidding to repair, describe repair needed. Details required: brand, model, color. Range to be anchored. All gas appliances must be installed by a licensed plumber. Appliance owner's manuals place in kitchen drawer. |
| <b>Scope Comments:</b>  |  |
| <b>Scope Continued:</b> |  |
| <b>Bid Comments:</b>    |  |

|                          |   |                                 |       |  |    |
|--------------------------|---|---------------------------------|-------|--|----|
| <input type="checkbox"/> | 1 | Range/Cooktop/Oven<br>Replace   | Brand |  | \$ |
|                          |   |                                 | Color |  |    |
| <input type="checkbox"/> | 2 | Range/Cooktop/Oven<br>Repair    | Brand |  | \$ |
|                          |   |                                 | Color |  |    |
| <input type="checkbox"/> | 3 | Vent Hood Replace               | Brand |  | \$ |
|                          |   |                                 | Color |  |    |
| <input type="checkbox"/> | 4 | Vent Hood Repair                | Brand |  | \$ |
|                          |   |                                 | Color |  |    |
| <input type="checkbox"/> | 5 | Microwave/Micro Hood<br>Replace | Brand |  | \$ |
|                          |   |                                 | Color |  |    |

|                          |    |                             |       |  |                    |    |
|--------------------------|----|-----------------------------|-------|--|--------------------|----|
| <input type="checkbox"/> | 6  | Microwave/Micro Hood Repair | Brand |  | \$                 |    |
|                          |    |                             | Color |  |                    |    |
| <input type="checkbox"/> | 7  | Disposal Replace            | Brand |  | \$                 |    |
|                          |    |                             | Color |  |                    |    |
| <input type="checkbox"/> | 8  | Disposal Repair             | Brand |  | \$                 |    |
|                          |    |                             | Color |  |                    |    |
| <input type="checkbox"/> | 9  | Dishwasher Replace          | Brand |  | \$                 |    |
|                          |    |                             | Color |  |                    |    |
| <input type="checkbox"/> | 10 | Dishwasher Repair           | Brand |  | \$                 |    |
|                          |    |                             | Color |  |                    |    |
| <input type="checkbox"/> | 11 | Recommended Appliances      | Brand |  | \$                 |    |
|                          |    |                             | Color |  |                    |    |
|                          |    |                             |       |  | Appliance Subtotal | \$ |
|                          |    |                             |       |  | Appliance Tax Rate | \$ |

|           |                   |                            |
|-----------|-------------------|----------------------------|
| <b>5)</b> | <b>Electrical</b> | <b>Total Electrical \$</b> |
|-----------|-------------------|----------------------------|

|  |                         |   |
|--|-------------------------|---|
|  | <b>Guidelines:</b>      | Address illegal splicing, missing wires, etc. Price to include new bulbs and globes. Details required: number of fixtures, fixture type, location of fixture to be replaced. Upon completion, all light bulbs should be functioning. Install or replace Smoke/CO detector per code or replace batteries to ensure property function. Install garage door opener with two remotes. |
|  | <b>Scope Comments:</b>  |   |
|  | <b>Scope Continued:</b> |   |
|  | <b>Bid Comments:</b>    |   |

|                          |   |                        |  |    |
|--------------------------|---|------------------------|--|----|
| <input type="checkbox"/> | 1 | Breaker/Wiring Replace |  | \$ |
| <input type="checkbox"/> | 2 | Breaker/Wiring Repair  |  | \$ |
| <input type="checkbox"/> | 3 | Fixture Replace        |  | \$ |

|                          |                         |   |                     |    |
|--------------------------|-------------------------|---|---------------------|----|
| <input type="checkbox"/> | 4                       | Fixture Repair  |                     | \$ |
| <input type="checkbox"/> | 5                       | Outlets/Switches  |                     | \$ |
| <input type="checkbox"/> | 6                       | Wall Plates   |                     | \$ |
| <input type="checkbox"/> | 7                       | Smoke/CO2 Detectors   |                     | \$ |
| <input type="checkbox"/> | 8                       | Recommended Electrical Repairs  |                     | \$ |
|                          |                         |   | Electrical Subtotal | \$ |
|                          |                         |   | Electrical Tax Rate | \$ |
| <b>6) HVAC</b>           |                         | <b>Total HVAC \$</b>  |                     |    |
|                          | <b>Guidelines:</b>      | Repair if possible. Always change filters after painting. Details required: brand, model, size (tons/BTUs). Upon completion, replacement air filters and a spare filter for each unit to be left in closet. |                     |    |
|                          | <b>Scope Comments:</b>  |   |                     |    |
|                          | <b>Scope Continued:</b> |   |                     |    |
|                          | <b>Bid Comments:</b>    |   |                     |    |
| <input type="checkbox"/> | 1                       | Condenser Replace   |                     | \$ |

|                          |   |  |                               |                  |
|--------------------------|---|--|-------------------------------|------------------|
| <input type="checkbox"/> | 2 | Condenser Repair   |                               | \$               |
| <input type="checkbox"/> | 3 | Furnace Replace  |                               | \$               |
| <input type="checkbox"/> | 4 | Furnace Repair   |                               | \$               |
| <input type="checkbox"/> | 5 | Thermostat Replace   |                               | \$               |
| <input type="checkbox"/> | 6 | Thermostat Repair  |                               | \$               |
| <input type="checkbox"/> | 7 | Duct Work/Grill  |                               | \$               |
| <input type="checkbox"/> | 8 | Service Call Report  |                               | \$               |
| <input type="checkbox"/> | 9 | Recommended HVAC Repairs   |                               | \$               |
|                          |   |  |                               | HVAC Subtotal \$ |
|                          |   |  |                               | HVAC Tax Rate \$ |
| <b>7) Plumbing/Bath</b>  |   |  | <b>Total Plumbing/Bath \$</b> |                  |
| <b>Guidelines:</b>       |   | Address all line repairs, valve boxes, sewer clean outs, etc. Bid to replace missing/broken mirrors. Water heater to include strapping to local code. Details required: Type of repair/replacement, location. Replace supply lines w/braided stainless steel (all faucets and toilets). Replace shutoff valves, if inoperable. New Fluid Master (fill valve/flapper) and new toilet seats for all toilets. |                               |                  |
| <b>Scope Comments:</b>   |   |  |                               |                  |

|                          |                          |    |
|--------------------------|--------------------------|----|
|                          | Scope Continued:         |    |
|                          | Bid Comments:            |    |
| <input type="checkbox"/> | 1 Interior Pipes Replace | \$ |
| <input type="checkbox"/> | 2 Interior Pipes Repair  | \$ |
| <input type="checkbox"/> | 3 Exterior Pipes Replace | \$ |
| <input type="checkbox"/> | 4 Exterior Pipes Repair  | \$ |
| <input type="checkbox"/> | 5 Water Heater Replace   | \$ |
| <input type="checkbox"/> | 6 Water Heater Repair    | \$ |
| <input type="checkbox"/> | 7 Mirror Replace         | \$ |
| <input type="checkbox"/> | 8 Faucet                 | \$ |
| <input type="checkbox"/> | 9 Sink/Toilets           | \$ |

|                          |    |                                   |  |    |
|--------------------------|----|-----------------------------------|--|----|
| <input type="checkbox"/> | 10 | Shower/Tubs                       |  | \$ |
| <input type="checkbox"/> | 11 | Tile Surrounds Replace            |  | \$ |
| <input type="checkbox"/> | 12 | Tile Surrounds Repair             |  | \$ |
| <input type="checkbox"/> | 13 | Septic                            |  | \$ |
| <input type="checkbox"/> | 14 | Well/Pump/Main Line               |  | \$ |
| <input type="checkbox"/> | 15 | Winterization/<br>Dewinterization |  | \$ |
| <input type="checkbox"/> | 16 | Recommended<br>Plumbing Repairs   |  | \$ |

|  |  |  |                               |    |
|--|--|--|-------------------------------|----|
|  |  |  | <b>Plumbing/Bath Subtotal</b> | \$ |
|  |  |  | <b>Plumbing/Bath Tax Rate</b> | \$ |

|                   |  |                         |
|-------------------|--|-------------------------|
| <b>8) Roofing</b> |  | <b>Total Roofing \$</b> |
|-------------------|--|-------------------------|

|                         |   |
|-------------------------|---|
| <b>Guidelines:</b>      | All roofing to be performed per local code. Do not overlay more than one existing roof. Materials should be consistent with neighborhood and meet HOA/local requirements. Specify linear footage, number of downspouts and splash blocks for gutters. Bid to include tear off and permits. Details required: shingle brand, type, color, year, and number of squares. |
| <b>Scope Comments</b>   |   |
| <b>Scope Continued:</b> |   |

|                          |               |                                |                     |
|--------------------------|---------------|--------------------------------|---------------------|
|                          | Bid Comments: |                                |                     |
| <input type="checkbox"/> | 1             | Repair Leaks                   | \$                  |
| <input type="checkbox"/> | 2             | Replace Roof Squares           | \$                  |
|                          |               | # of Squares                   |                     |
| <input type="checkbox"/> | 3             | Roof Decking/Sheathing Replace | \$                  |
| <input type="checkbox"/> | 4             | Roof Decking/Sheathing Repair  | \$                  |
| <input type="checkbox"/> | 5             | Flashing Replace               | \$                  |
| <input type="checkbox"/> | 6             | Flashing Repair                | \$                  |
| <input type="checkbox"/> | 7             | Roofing Certification          | \$                  |
| <input type="checkbox"/> | 8             | Gutters                        | \$                  |
|                          |               | Gutters LF                     |                     |
| <input type="checkbox"/> | 9             | Recommended Roof Repairs       | \$                  |
|                          |               |                                | Roofing Subtotal \$ |
|                          |               |                                | Roofing Tax Rate \$ |

| 9)                       | Structural  | Total Structural   | \$ |
|--------------------------|---|--|----|
|                          | <b>Guidelines:</b><br><br><b>Scope Comments:</b><br><br><b>Scope Continued:</b><br><br><b>Bid Comments:</b> | Structural Engineering Reports are required for visible defects. Only Licensed Specialty Vendors to bid the structural repairs per completed engineers report. Vendor to pull permits when required. |    |
| <input type="checkbox"/> | 1 Engineering Inspection  |  | \$ |
| <input type="checkbox"/> | 2 Grading   |  | \$ |
| <input type="checkbox"/> | 3 Foundation Underpin/Mud jack  |  | \$ |
| <input type="checkbox"/> | 4 Epoxy/Masonry   |  | \$ |
| <input type="checkbox"/> | 5 Stucco Repair/Wash  |  | \$ |
| <input type="checkbox"/> | 6 Chimney Repair  |  | \$ |

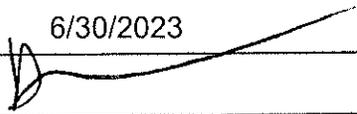
|  |   |                                     |   |  |          |  |                     |           |
|--|---|-------------------------------------|---|--|----------|--|---------------------|-----------|
| <input type="checkbox"/>               | 7 | Recommended Structural Repairs      |   |  |          |  | \$                  |           |
|  |   |                                     |   |  |          |  | Structural Subtotal | \$        |
|  |   |                                     |   |  |          |  | Structural Tax Rate | \$        |
| <b>10) Carpentry Interior/Exterior</b> |   |                                     |   |  |          | <b>Total Carpentry Interior/Exterior</b> |                     | <b>\$</b> |
|  |   | <b>Guidelines:</b>                  | Cabinet/Counter bids must include material, color & size. Cabinet Knobs 1-1/4" round brushed nickel, if needed. One functioning window required each bedroom for egress. Closet shelving 12" stock wire, replace only if needed. Install doorstops/hinge stops as needed. House/mailbox 's must be visible (per HOA CCR) White Blinds 1"all windows except picture windows, 3-1/2" verticals @ patio sliders. |  |          |  |                     |           |
|  |   | <b>Scope Comments:</b>              |   |  |          |  |                     |           |
|  |   | <b>Scope Continued:</b>             |   |  |          |  |                     |           |
|  |   | <b>Bid Comments:</b>                |   |  |          |  |                     |           |
| <input type="checkbox"/>               | 1 | Cabinet Replace                     | LF  |  | Height   |  | \$                  |           |
|  |   |                                     | Color   |  |          |  |                     |           |
| <input type="checkbox"/>               | 2 | Cabinets Repair                     | LF  |  | Height   |  | \$                  |           |
|  |   |                                     | Color   |  |          |  |                     |           |
| <input type="checkbox"/>               | 3 | Hardware Repair                     |   |  |          |  | \$                  |           |
| <input type="checkbox"/>               | 4 | Hardware Replace                    |   |  |          |  | \$                  |           |
| <input type="checkbox"/>               | 5 | Countertops                         | LF  |  | Material |  | \$                  |           |
|  |   |                                     | Color   |  |          |  |                     |           |
| <input type="checkbox"/>               | 6 | Interior Door/Hardware/Trim Replace |   |  |          |  | \$                  |           |

|                          |    |   |                   |    |
|--------------------------|----|---|-------------------|----|
| <input type="checkbox"/> | 7  | Interior Door/Hardware/<br>Trim Repair    |                   | \$ |
| <input type="checkbox"/> | 8  | Exterior<br>Door/Hardware/Trim<br>Replace |                   | \$ |
| <input type="checkbox"/> | 9  | Exterior<br>Door/Hardware/Trim<br>Repair  |                   | \$ |
| <input type="checkbox"/> | 10 | Exterior Trim/Siding<br>Replace           |                   | \$ |
| <input type="checkbox"/> | 11 | Exterior Trim/Siding<br>Repair            |                   | \$ |
| <input type="checkbox"/> | 12 | Garage Door Replace                       |                   | \$ |
| <input type="checkbox"/> | 13 | Garage Door Repair                        |                   | \$ |
| <input type="checkbox"/> | 14 | Deck/Fence/Gate<br>Replace                |                   | \$ |
| <input type="checkbox"/> | 15 | Deck/Fence/Gate<br>Repair                 |                   | \$ |
| <input type="checkbox"/> | 16 | Window Replace                            | Number of Windows | \$ |
|                          |    | Window Replace<br>Comments                |                   |    |

|                               |    |  |                                    |  |                              |
|-------------------------------|----|--|------------------------------------|--|------------------------------|
| <input type="checkbox"/>      | 17 | Window Repair  | Number of Windows                  |  | \$                           |
|                               |    | Window Repair<br>Comments  |                                    |  |                              |
| <input type="checkbox"/>      | 18 | Screens Replace  | Number of Screens                  |  | \$                           |
|                               |    | Screens Replace<br>Comments  |                                    |  |                              |
| <input type="checkbox"/>      | 19 | Screens Repair   | Number of Screens                  |  | \$                           |
|                               |    | Screens Repair<br>Comments   |                                    |  |                              |
| <input type="checkbox"/>      | 20 | Recommended<br>Carpentry Repairs   |                                    |  | \$                           |
|                               |    |  |                                    |  | <b>Carpentry Subtotal</b> \$ |
|                               |    |  |                                    |  | <b>Carpentry Tax Rate</b> \$ |
| <b>11) Cleaning/Landscape</b> |    |  | <b>Total Cleaning/Landscape</b> \$ |  |                              |
| <b>Guidelines:</b>            |    | If property is repaired, home must be deep cleaned, including windows inside and out. Front Landscape Appearance Allowance of \$500 - \$1000 as required to improve curb appeal. |                                    |  |                              |
| <b>Scope Comments:</b>        |    |  |                                    |  |                              |
| <b>Scope Continued:</b>       |    |  |                                    |  |                              |
| <b>Bid Comments:</b>          |    |  |                                    |  |                              |
| <input type="checkbox"/>      | 1  | Trash Removal  |                                    |  | \$                           |

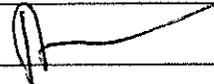
|                                      |   |                              |  |  |                    |
|--------------------------------------|---|------------------------------|--|--|--------------------|
| <input type="checkbox"/>             | 2 | Landscape                    |  | \$                                     |                    |
| <input type="checkbox"/>             | 3 | Exterior Clean/Power Wash    |  | \$                                     |                    |
| <input type="checkbox"/>             | 4 | Pool Clean                   |  | \$                                     |                    |
| <input type="checkbox"/>             | 5 | Final Sales Clean            |  | \$                                     |                    |
| <input type="checkbox"/>             | 6 | Recommended Clean            |  | \$                                     |                    |
|                                      |   |                              |  | Cleaning/Landscape Subtotal            | \$                 |
|                                      |   |                              |  | Cleaning/Landscape Tax Rate            | \$                 |
| <b>12) Other Recommended Repairs</b> |   |                              |  | <b>Total Other Recommended Repairs</b> | <b>\$ 54442.00</b> |
|                                      |   | <b>Guidelines:</b>           | Use this section to bid miscellaneous repair items not categorized in sections 1-11. (extermination, termite treatments, etc.) |  |                    |
|                                      |   | <b>Scope Comments:</b>       |  |  |                    |
|                                      |   | <b>Scope Continued:</b>      |  |  |                    |
|                                      |   | <b>Bid Comments:</b>         |  |  |                    |
| <input type="checkbox"/>             | 1 | Other Recommended Repairs -1 |  | \$                                     |                    |

|                                    |   |                              |   |                                    |             |
|------------------------------------|---|------------------------------|---|------------------------------------|-------------|
| <input type="checkbox"/>           | 2 | Other Recommended Repairs -2 |   | \$                                 |             |
| <input type="checkbox"/>           | 3 | Other Recommended Repairs -3 |   | \$                                 |             |
| <input type="checkbox"/>           | 4 | Other Recommended Repairs -4 |   | \$                                 |             |
| <input type="checkbox"/>           | 5 | Other Recommended Repairs -5 | Repair city violations to avoid dermolition | \$ 54442.00                        |             |
|                                    |   |                              |   | Other Recommended Repairs Subtotal | \$ 54442.00 |
|                                    |   |                              |   | Other Repairs Tax Rate             | \$ 0.00     |
| <b>Grand Total For All Repairs</b> |   |                              |   |                                    | \$ 54442.00 |

|                      |   |
|----------------------|---|
| Date of Bid          | 6/30/2023   |
| Contractor Signature |  |
| Sevicer Signature    | Angela Cooper   |

**Waiver:** If Contractor's bid is accepted by Hudson Homes Management, LLC, Contractor waives and releases any lien or claim of lien Contractor may have on the above referenced real property and improvements on account of labor and/or materials furnished or to be furnished pursuant to this bid (including any attachments), upon receipt of payment of the above-referenced "Grand Total for All Repairs" by Hudson Homes Management, LLC. Further, Contractor also agrees to indemnify and hold Hudson Homes Management, LLC harmless from and against any and all claims (including, any claim made or lien filed by any third party), expenditures or losses Hudson Homes Management, LLC incurs as a result of Contractor's failure to honor this waiver of mechanic's lien(s) or Contractor's failure to pay for materials and services when due.

**Safety:** As an independent contractor, you must take all appropriate precautions to ensure the health and safety of yourself, your employees and anyone who, in any way, works for you. In dealing with the property, you may come across health and safety issues that give cause for concern. These issues could include risks related to physical damage to the property, criminal activity, and environmental concerns, including toxic mold and hazardous substances. You should use reasonable judgment when dealing with health and safety issues. Do no enter upon the property if you believe that doing so will pose a risk to your health or safety.

|                      |   |
|----------------------|---|
| Contractor Signature |  |
|----------------------|---|