

ESTIMATE



Service Address

378 Sims Ave
Saint Paul, Minnesota
55117

Prepared For

Wesley Hart and True
Yang
13130 Quail Creek
Drive NE
Blaine , Minnesota
55449

Absolute Home Value Inc.

16054 Fairgreen Avenue
Rosemount , Minnesota 55068
Phone: (612) 807-4976
Email: timpraxaya@absolutehomevalue.org

Estimate # 141
Date 05/23/2024
Business / Tax # LIC.#BC698759

Description	Total
General Conditions	\$6,800.34
Permits These include Project contract price, Architectural drawings, structural engineering drawings, and building permits.	\$3,691.85
Code Compliant Electrical Labor Work and Permit Performed by Licensed Electrician	\$3,108.49
Code Compliant HVAC Labor Work and Permit Performed by Licensed HVAC Technician	\$0.00
Code Compliant Plumbing Labor Work and Permit Performed by Licensed Plumbing Technician	\$0.00
Debris and Waste Removal Contractor (Absolute Home Value Inc.) is responsible for waste management.	\$0.00

Code Compliance Scope of Work Exterior/Interior	\$56,810.68
Masonry Tuck point interior/exterior of foundation as necessary. SPLC 34.09	\$2,671.23
Exterior Doors All exit doors will be repaired to function properly and use of only deadbolt and knob, remove any unnecessary locking devices. SPLC 34.09	\$466.27
Exterior Doors Repair or replace damaged doors and frames as needed, including storm doors. SPLC 34.09	\$1,616.41
Sealing and Caulking Weather seal all exterior doors, threshold and weatherstrip jambs. SPLC 34.09	\$362.66
Wall, Ceiling, and Flooring Repair Repair all walls, ceilings, and flooring throughout the entire habitable space. These are minor repairs. SPLC 34.09	\$1,243.39
Kitchen and Bath Installation of floor covering in all kitchen and bathroom areas. This only needs to be caulked. SPLC 34.10	\$466.27
Painting Exterior/Interior Prepare and paint interior and exterior of home as necessary following EPA guidelines. SPLC 34.34	\$10,672.47
Repair Framing Damage Inspect any exposed framing that is exposed to meet state code requirements. SPLC 34.34	\$4,248.26
Smoke and Fire Remediation Charred building components shall be scraped or sandblasted completely clean, and water damaged to be replaced. SPLC 34.09	\$1,243.39
Basement Fireblocking/Prevention Provide fire blocking services and seal chases in the basement area. MNRC Ch 1309 Sect. 602.8	\$1,284.84
Mold Remediation Dry out basement and eliminate source of water moisture. SPLC 34.09	\$362.66

Attic Door Seal	\$155.42
Seal attic door with proper insulation and sealant. MNRC Ch 1309 Sect. 313.2.1	
Fire/Smoke Alarm Requirements	\$1,243.39
Install smoke detectors/carbon monoxide detectors in all areas of the house per code. MNRC Ch 1309 Sect. 313.2.1	
Tub Surround	\$1,657.86
Installation of waterproof tub surround at all areas of the bathrooms to meet code compliance. MNRC Ch 1309 Sect. 307	
Pest Remediation	\$1,709.67
Provide weather sealed, air sealed, and vermin sealed exterior. This service will be provided by a professional exterminator. SPLC 34.32	
Exterior Repair	\$2,590.41
Repair siding, soffit, fascia, trim, etc, as needed. SPLC 34.09	
Foundation Repair	\$2,745.83
Provide proper drainage around the house and garage to prevent water build up and proper drainage away from structures. SPLC 34.08	
Gutter Installation	\$3,367.53
Install gutters on all sides of the house approximately 120' linear also install rain leaders to direct rain away from the house. SPLC 34.33	
Mold Remediation	\$984.35
Remove mold, mildew, and moldy or water damaged materials. SPLC 34.10	
Install Address Numbers	\$0.00
Install visible address numbers on the garage and front of the house visible from the street. SPLC 70.01	
Window Remove and Replace	\$11,967.67
Remove and replace a total of 10 windows that cannot be repaired. SPLC 60.01	
Grade Foundation	\$2,590.41
Grade foundation away from house by adding black dirt and plastic barrier to divert water away from the foundation. SPLC 70.01	

Foundation Repair \$259.04

Repair cracks and defects to any visible damage to the foundation. SPLC 70.01

Fire Code Compliance \$2,901.25

Install one hour fire rated doors that self-close with device. Fire block all penetrations using approve foam or caulking. Maintain 1 hour fire separation between units and dwelling areas. MNRC Ch 1309 Sect. 317

Stairs and Handrails \$0.00

All handrails and stairs must be 34- 38 inches above each nosing and must enter into a newel post or wall. All guard rails no less than 36 inches above the floor. Strap or support stringers for structural stability. MNRC Ch 1309 Sect. 317

Electrical Code Compliance \$362.66

NEC 110.12(A) 2020 \$362.66

Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps and junction box covers. Article 110.12 (A) NEC

NEC 406.4(D) 2020 \$0.00

Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI outlets are functioning properly. Rewire or replace receptacles as needed. Article 406.4 (D) NEC

HVAC Code Compliance \$1,657.86

Per MMC 2020 1346.0103 \$1,657.86

Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor.

Subtotal \$65,631.54

Total \$65,631.54

Please make checks payable to Absolute Home Value Inc.
Thank You for your Business!

Tim Praxaya

Wesley Hart and True Yang