



7/27/15

155 Wheelock Pkwy E  
 St Paul, MN 55117  
 Work Order #1669225689

**Code Compliance Report Bids**  
**-Several Items previously bid POC – bid only items not yet bid.**

Bid to repair any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over –spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) area to be reconstructed in an approved manner. SPLC 34.34 (1)	\$11800.00
Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4	\$150.00
Provide major clean up of premises SPLC 34.34 (4)	
Maid service once all work is complete	\$350.00
Yard clean once all work is complete	\$150.00
Install downspouts and a complete gutter system SPLC 34.33 (1d)	
Install 300 ln ft gutters Aluminum, elbows, (4) 10’ downspouts, (4) 5’ extensions Removal of existing	\$2500.00
Install rain leaders to direct drainage away from foundation SPLC 34.33 (1d)	\$600.00
Remove bottom 4 feet of drywall from basement walls and have inspected Organic growth on walls and floors and some standing water on floor Remove drywall – does not include replacement 400 sq ft	\$600.00
Structural engineer assessment	\$2250.00
Weather seal exterior doors, threshold and weather stripping SPLC 34.09 (3f)	
2 exterior doors	\$480.00
Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional info)	



If lead base paint is present SPLC 34.33 (1) \$11200.00  
 Bid to patch/prep and paint interior throughout  
 Throughout interior  
 2 coats  
 Neutral color  
 Walls and ceilings 6000 sq ft  
 Lead test \$1100.00  
 Exterior bid to replace siding previously submitted  
**\*\*\*IF LEAD IS FOUND PRESENT UPON TESTING ADDITIONAL PREP STEPS INCLUDING BUT NOT LIMITED TO ABATEMENT ARE REQUIRED PER REGULATIONS – AN ADDITIONAL \$2000.00 WILL BE APPLIED TO BID AMOUNT IF LEAD IS PRESENT.**

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) and Article 410, NEC  
 R/R16 light fixtures \$2800.00  
 R/R 64 outlet/switch covers \$700.00

Check all receptacles for proper polarity (including 2 prong)  
 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  
 16 light fixtures \$2800.00  
 64 outlet/switch covers \$700.00

Replace/repair all damaged parts of electrical service and wire to current NEC \$25,000.00  
 Replace all electrical service at property  
 Rewire all electrical  
 Electric is not on at property  
 - Basement – Replace devices/conduit/fittings due to excessive corrosion.  
 Article 110.12 (B) NEC

Living room –Remove/rewire exposed NM cable in door chime \$500.00  
 To current NEC

Basement – Gas Piping (MFGC 614.1-614.7) \$350.00  
 Vent clothes dryer to code.

Basement – Gas Piping (MFGC 411) Install an approved shut off; \$350.00  
 Connector and gas piping for the dryer.

Replace plumbing lines throughout \$22000.00  
 Replace drain lines throughout  
 Damaged corroded/not properly installed



Not up to code

Replace galvanized with Pvc throughout

- Basement – Soil and Waste Piping (MPC 1000)  
Install a clean out at the base of all stacks
- Basement – Soil and Waste Piping (MPC 1000)  
Install a front sewer clean out.
- Basement – Soil and Waste Piping (MPC 2420)  
Replace the floor drain cover or clean out plug.
- Basement – Water Heater (MFGC 402.1)  
Install gas shut off and gas piping to code
- Basement – Water Heater (MMC 701)  
Provide adequate combustion air for the gas burning appliance
- Basement – Water Heater (MPC 2180)  
The water must be fired and in service
- Basement – Water Piping (MPC 1720)  
Repair or replace all corroded, broken or leaking water piping
- Basement – Water Piping (MPC 0420)  
Replace all the improper fittings and fittings that have improper usage
- First Floor – Sink (MPC 2300)  
Install the waste piping to code
- First Floor – Sink (MPC 0200 E & MPC 2500)  
Install proper fixture vent to code
- First Floor – Tub and shower (MPC 1380 Subp.5)  
Install anti scald color device  
ASSE Standard 1016
- First Floor-Tub and Shower (MPC 1240)  
Replace the waste and overflow

Install approved lever handle manual building shut off gas valve in an accessible located ahead of the first brach tee

- Replace furnace system \$11,000.00
- Ducting as needed
- Gas lines
- Electrical wiring
- Programmable thermostat

Clean or Orsat test furnace/boiler burner. \$650.00  
 Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe

Provide thirty (30) inches of clearance \$300.00  
 In front of furnace/boiler for service.

Connect furnace/boiler and water hater venting into chimney \$450.00



Replace furnace/boiler flue venting to code. \$220.00

Vent clothes dryer to code provide \$200.00  
 Approved gas piping and valve (plumbing or mechanical permit is required)

Provide support for gas lines to code. \$310.00

Plug, cap and/or remove all disconnected gas lines \$300.00

Provide support for gas lines to code \$660.00

Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 sq ft, one half of which must be operable. Alternative is a bath fan properly vented to outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

- R/R window in bathroom \$880.00  
 3 sq ft with aggregate glazing
- Vent kitchen exhaust \$1000.00  
 To exterior  
 9 in ft ducting as needed

Provide heat in every habitable room and bathrooms.

- Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms  
 Replace furnace system \$11,000.00  
 Ducting as needed  
 Gas lines  
 Electrical wiring  
 Programmable thermostat  
 Heat registers

Provide al supply and return ducts for warm air heating system must be clean \$1000.00  
 Before final approval for occupancy. Documentation required from a licensed duct cleaning Contractor that that duct system has been cleaned

Repair and/or replace heating registers as necessary \$11,000.00  
 Replace furnace system  
 Ducting as needed  
 Gas lines  
 Electrical wiring  
 Programmable thermostat



Heat registers

Run condensate drain from A/C unit coil in basement to an approved location and secure as needed. Verify that A/C system is operable, if not, remove, repair, replace or remove and seal all openings

Replace A/C condenser unit \$6000.00

A/C charge

Unit coil

Drain line

Includes removal of existing if present

Replace front steps \$5500.00

5 steps

3'x1'. Landing 3'x3'

Includes removal and replacement of guardrails

Includes removal of existing steps

A handwritten signature in blue ink, appearing to read 'Andrew McNattin'.

Andrew McNattin  
Homemasters, LLC.

Tax ID # 20-2305590

C (651) 235-9971

F (612) 781-7826

info@homemastersllc.com