



Estimate

Date	Estimate No.
02/08/16	1876

Lic: 20632023

Tax ID: 94-3446915

Melanie 2227 Beech St St Paul MN

Description	Quantity	Cost	Total
Doors and windows (Exterior): -Install new front door (door with side light) -Install new vinyl windows (14 total)		8,950.00	8,950.00
Interior Upper level Bathroom: -Remove and replace vanity, toilet, tile on floor and tub surround -Repair all plumbing to code and install new plumbing fixtures -Refinish tub		2,950.00	2,950.00
Kitchen: -Clean and refinish cabinets -Replace formica counter tops -Install new sink and fixtures -Install new stainless steel appliances (Fridge, range and Microwave)		4,822.00	4,822.00
Trim and interior doors: -Refinish and repair trim as needed -Replace all interior doors -Add graspable handrails to all stairs as needed		2,150.00	2,150.00
Flooring: -Remove and replace all flooring in main level (carpet in living room and bedrooms and sheet vinyl in kitchen area)		2,977.00	2,977.00
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Paint (interior): -Stain blocker prim all walls and ceilings -Paint walls and ceilings (walls up to two colors and ceilings to be bright white) -This includes drywall repair as needed and the removal of wallpaper in 3 rooms		2,900.00	2,900.00
Hardware: -Install new hardware throughout home including Door knobs, Door stops, cabinet hardware, bathroom accessories,		495.00	495.00
Unfinished Drywall areas (Per code compliance): -Install drywall on all exterior walls and fire tape per code -Repair and replace drywall on garage ceiling as needed fire tape per code		1,995.00	1,995.00
Electrical: -Remove and Replace all light fixtures throughout home. -code compliance repairs: 1. Properly wire dishwasher/disposal to current NEC. Ensure cord is an appliance cord 2. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC 3. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon		7,250.00	7,250.00
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monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC 4. Ensure/Properly wire furnace/AC unit to current NEC. 5. Ensure/Install a receptacle for sump pump. Article 400.8, NEC 6. Ensure/rewire all electrical associated with NM cables dated after 2002 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d) 7. 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 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. Ensure/Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC No access in panel 11. Electrical Panel -NEC 110.26 Provide access into electrical panel. Panel is covered in areas by the paneling. 12. Electrical Panel -No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored. Note - Main breaker was in the off position in Panel.			
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13. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC 14. Throughout -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC 15. Throughout -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 16. Throughout -Check all receptacles for proper 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 17. Throughout -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. This will include Basement, garage, and above drop ceiling 18. Throughout -NEC 410.90 Remove adapters in light fixtures 19. Throughout -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 All electrical work must be done by a Minnesota-licensed electrical contractor Plumbing:		4,900.00	4,900.00
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-Code compliance repairs: 1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code. 2. Basement -Sump Pump/Basket -(MPC 2400 Subp.4) Provide a properly secured cover. 3. Basement -Sump Pump/Basket -(MPC 2440) Run the clear water sump water to the outside of the building. 4. Basement -Sump Pump/Basket -(MPC 2440) Install the correct code complaint materials and piping. 5. Basement -Toilet Facilities -(MPC 0200 P) Install the water piping to code. 6. Basement -Tub and Shower -(MPC 0200 E & MPC 2500) Install a proper fixture vent to code. 7. Basement -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016. 8. Basement -Water Heater -(MPC 2210 Subp.4) Correct the pressure and temperature relief valve discharge. 9. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code. 10. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code. 11. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service. 12. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service. 13. Basement -Water Piping -(MPC 1720) Repair or replace			
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<p>all the corroded, broken, or leaking water piping.</p> <p>14. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.</p> <p>15. Exterior -Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.</p> <p>16. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.</p> <p>17. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.</p> <p>18. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.</p> <p>All plumbing must be done by a plumbing contractor licensed in St Paul</p> <p>Heating:</p> <p>-Code compliance repairs:</p> <p>1. Lever handle manual building shutoff gas valve must be in an accessible location ahead of the first brach tee</p> <p>2. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe</p> <p>3. Vent clothes dryer to code</p> <p>4. Provide support for gas lines to code</p> <p>5. Plug, cap and/or remove all disconnected gas lines</p>		1,810.00	1,810.00
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<p>6. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. A mechanical ventilation permit will be required for the bath fan.</p> <p>7. 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 that the duct system has been cleaned.</p> <p>8. Repair and/or replace heating registers as necessary</p> <p>9. Provide heat in every habitable room and bathrooms</p> <p>10. Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.</p> <p>11. Mechanical permits are required for the above work.</p> <p>Options for more and nicer finishings:</p> <p>Lower level:</p> <p>-Finish lower level living areas including; installing drywall on ceiling, finish drywall on walls, paint trim interior doors and carpet. 8,500.00</p> <p>-Install bathroom in lower level (3/4 Bath) including: all new plumbing to code, Demo and pour back of concrete floor, tile, shower, pedestal sink, toilet and drywall. 5,100.00</p>			
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Kitchen: -Remove and replace cabinets -Upgrade to Graniet counter tops 7,500.00 Painting Options: -Enameling of all interior trim (upgrade price) 650.00 -Paining of complete exterior of home 4,500.00			
		Total	\$52,908.00