

HOUSING HUB LLC

Loan #: 2905000448-760 **Property Address:** 1242 Hewitt Ave Saint Paul MN
Broker: Tyler T Layman-Remax Advantage Plus
Phone: 612-414-6035
LBX: 2800 **Client:**

Y/N	ITEMS	Whole House / Rooms / Specifics	List	COMMENTS	Description	Prices
INTERIOR PAINT						
	Total House	Entire home		Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures if lead base paint is present	Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures if lead base paint is present	\$1,000.00
CLEANING						
	Cleaning	Entire home		Provide major clean-up of premises	Provide major clean up of premises	\$950.00
	Cleaning	Entire home		Remove mold, mildew and moldy or water damaged materials	Remove mold, mildew and moldy or water damaged materials	\$400.00
ELECTRICAL						
	Cables/Conduits	Entire home		Properly strap and support cables and/or conduits(exterior service conduits)	Properly strap and support cables and/or conduits (exterior service conduits)	\$0.00
	Receptacles	Entire home		Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code	Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code	\$0.00
	Receptacles	Entire home		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.	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.	\$0.00
	Box Extensions	Entire home		Install box extensions on devices mounted in wood paneling	Install box extensions on devices mounted in wood paneling	\$0.00
	Total House	Entire home		Total Electrical Costs	Total Electrical Costs	\$8,200.00
HEATING/AIR						
	Furnace	Furnace		Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve	Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve	\$0.00
	Gas Valve	Furnace		Install approved automatic gas valve for furnace/boiler	Install approved automatic gas valve for furnace/boiler	\$0.00
	Gas Valve	Entire home		Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first brach tee	Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first brach tee	\$0.00

	Clean	Furnace	Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor the heating unit is safe	Clean and Orsat test furnace/boil burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor the heating unit is safe	\$0.00
	Furnace	Furnace	Provide 30 inches of clearance in front of boiler for service	Provide 30 inches of clearance in front of boiler for service	\$0.00
	Smoke Detectors/CO2 Detector	Entire Home	Install hard-wired, battery backup, Carbon Monoxide smoke detector and other smoke detectors and carbon monoxide detectors as required by the MN State Building Code	Install hard-wired, battery backup, Carbon Monoxide smoke detector and other smoke detectors and carbon monoxide detectors as required by the MN State Building Code	\$0.00
	Move of Boiler	Boiler	Move boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation	Move boiler out of closet/alcove or provide documentation from the equipment manufacturer indicating that it is an approved installation	\$0.00
	Chimney	Chimney	Install approved metal chimney liner	Install approved metal chimney liner	\$0.00
	Boiler Flue	Boiler Flue	Replace Boiler flue venting to code	Replace boiler flue venting to code	\$0.00
	Boiler/Water Heater	Boiler/Water Heater	Connect boiler and water heater venting into chimney liner	Connect boiler and water heater venting into chimney liner	\$0.00
	Clearance	Furnace	Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code	Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code	\$0.00
	Venting	Basement	Vent clothes dryer to code	Vent clothes dryer to code	\$0.00
	Venting	Basement	Provide adequate combustion air and support duct to code	Provide adequate combustion air and support duct to code	\$0.00
	Gas lines	Entire home	Provide support for gas lines to code	Provide support for gas lines to code	\$0.00
	Gas lines	Entire home	Plug, cap and/or remove all disconnected gas lines	Plug, cap and/or remove all disconnected gas lines	\$0.00
	Heat	Entire home	Provide heat in every habitable room and bathrooms	Provide heat in every habitable room and bathrooms	\$0.00
	Expansion tank	Basement	Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank	Attach metal tag to expansion tank valve stating that this valve must be open at all times except when draining the expansion tank	\$0.00
	Supply and Return Piping	Entire home	Support supply and return piping from heating system according to code	Support supply and return piping from heating system according to code	\$0.00
	Hot Water Heating System	Entire home	Conduct witnessed pressure test on hot water heating system and check for leaks	Conduct witnessed pressure test on hot water heating system and check for leaks	\$0.00
	Boiler Pressure Relief Valve	Boiler	Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor	Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor	\$0.00
	Back Flow Preventer	Entire home	Install back flow preventer on city water fill line to hot water heating system and pipe vent as required	Install back flow preventer on city water fill line to hot water heating system and pipe vent as required	\$0.00

	Fin Tube Radiation	Entire home	Repair or replace fin tube radiation and covers as needed	Repair or replace fin tube radiation and covers as needed	\$0.00
	Radiator Valves	Entire home	Repair or replace radiator valves as needed	Repair or replace radiator valves as needed	\$0.00
	Total House HVAC Costs	Entire home	Total HVAC costs	Total HVAC costs	\$9,800.00

PLUMBING					
	Gas Piping	Basement	Install an approved shut off; connector and gas piping for the dryer	Install an approved shut off; connector and gas piping for the dryer	\$0.00
	Gas Piping	Basement	Vent clothes dryer to code	Vent clothes dryer to code	\$0.00
	Laundry Tub	Basement	Install the waste piping to code	Install the waste piping to code	\$0.00
	Laundry Tub	Basement	Repair/replace the fixture that is missing, broken or has parts missing	Repair/replace the fixture that is missing, broken or has parts missing	\$0.00
	Soil and Waste Piping	Basement	Install a front sewer clean out	Install a front sewer clean out	\$0.00
		Basement	Install a clean out at the upper terminal at each horizontal drainage pipe	Install a clean out at the upper terminal at each horizontal drainage pipe	\$0.00
	Toilet Facilities	Basement	Install a proper fixture vent to code	Install a proper fixture vent to code	\$0.00
	Toilet Facilities	Basement	Install the waste piping to code	Install the waste piping to code	\$0.00
	Toilet Facilities	Basement	Install the water piping to code	Install the water piping to code	\$0.00
	Toilet Facilities	Basement	Repair/replace the fixture that is missing, broken or has parts missing	Repair/replace the fixture that is missing, broken or has parts missing	\$0.00
	Tub and Shower	Basement	Install a proper fixture vent to code	Install a proper fixture vent to code	\$0.00
	Tub and Shower	Basement	Install the waste piping to code	Install the waste piping to code	\$0.00
	Tub and Shower	Basement	Install scald and thermal shock protection,	Install scald and thermal shock protection	\$0.00
	Water Heater	Basement	The water heater venting requires a chimney liner	The water heater venting requires a chimney liner	\$0.00
	Water Heater	Basement	Install the water piping for the water heater to code	Install the water piping for the water heater to code	\$0.00
	Water Heater	Basement	Raise the water meter to a minimum or 12 inches above the floor	Raise the water meter to a minimum or 12 inches above the floor	\$0.00
	Water Heater	Basement	The water heater must be installed and in service and up to code	The water heater must be installed and in service and up to code	\$0.00
	Water Piping	Basement	Provide water piping to all fixtures and appliances	Provide water piping to all fixtures and appliances	\$0.00
	Water Piping	Basement	Provide a 1 inch water line to the first major take off	Provide a 1 inch water line to the first major take off	\$0.00
	Water Piping	Basement	Repair or replace all the corroded, broken, or leaking water piping	Repair or replace all the corroded, broken, or leaking water piping	\$0.00
	Water Piping	Basement	Install a proper backflow assembly or device for the boiler fill water line	Install a proper backflow assembly or device for the boiler fill water line	\$0.00
	Lawn Hydrants	Exterior	The lawn hydrants require a backflow preventer	The lawn hydrants require a backflow preventer	\$0.00
	Sink	First Floor	Install the waste piping to code	Install the waste piping to code	\$0.00
	Lavatory	Second Floor	Install the waste piping to code	Install the waste piping to code	\$0.00
	Lavatory	Second Floor	Install the water piping to code	Install the water piping to code	\$0.00

	Tub and Shower	Second Floor	Install the waste piping to code	Install the waste piping to code	\$0.00
	Tub and Shower	Second Floor	Install the water piping to code	Install the water piping to code	\$0.00
	Tub and Shower	Second Floor	Install a hot water temperature limiting device	Install a hot water temperature limiting device	\$0.00
	Tub and Shower	Second Floor	Replace the waste and overflow	Replace the waste and overflow	\$0.00
	Total Electrical costs for whole house	Entire home	Total Plumbing costs	Total plumbing costs	\$10,200.00
ROOFING					
	Roof Coverings and Vents	Roof	Replace house and garage covering and vents to code	Replace house and garage covering and vents to code	\$15,500.00
STRUCTURAL					
	Tuck Point Interior/exterior of foundation as necessary	Outside Foundation	Tuck point interior/exterior of foundation as necessary	Tuck point interior/exterior of foundation as necessary	\$1,000.00
	Fire Block Construction	Basement	Provide Fire Block construction as necessary and seal chases in basement ceiling	Provide Fire Block Construction as necessary and seal chases in basement ceiling	\$750.00
	Garage Walls	Garage	Re-plum garage walls and slope sidewalks away from structure	Re-plum garage walls and slope sidewalks away from structure	\$500.00
	Insulation	Entire home	Where wall and ceiling covering is removed install full thickness or code-specified insulation	Where Wall and ceiling covering is removed install full thickness or code-specified insulation	\$800.00
	Drainage	Outside	Provide proper drainage around house to direct water away from foundation of house and garage	Provide proper drainage around house to direct water away from foundation of house and garage	\$1,000.00
	Drainage	Outside	Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil	Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.	\$200.00
	Drainage	Outside	Install rain leaders to direct drainage away from foundation	Install rain leaders to direct drainage away from foundation	\$300.00
	Moisture	Basement	Dry out basement and eliminate source of moisture	Dry out basement and eliminate source of moisture	\$1,800.00
	Steps	Rear Steps	Replace Rear steps to code	Replace rear steps to code	\$1,600.00
WALLPAPER/SHEETROCK/MIRRORS					
					\$0.00
CARPENTRY IN/OUT					
	Repair Walls	Entire House	Repair walls, ceiling and floors throughout, as necessary	Repair walls, ceiling and floors throughout as necessary	\$8,990.00
		All Interior Doors	Repair or replace damaged doors and frames as necessary, including storm doors	Repair or replace damaged doors and frames as necessary, including storm doors	\$260.00
		All Doors	Provide functional hardware at all doors and windows	Provide functional hardware at all doors and windows	\$200.00
	Garage	Garage	Provide general rehabilitation of garage	Provide general rehabilitation of garage	\$2,800.00
		Address numbers	Install address numbers visible from street and on the alley side of garage	Install address numbers visible from street and on the alley side of garage	\$30.00
	Entire House	Entire house	Repair siding, soffit, fascia, trim as necessary	Repair siding, soffit, fascia, trim as necessary	\$850.00
	Basement	Basement	Remove all wall and ceiling covering in basement	Remove all wall and ceiling covering in basement	\$950.00

	Windows, Screens	Entire house	Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, 1/2 of which shall operate	Habitable rooms with new usage and replaced windows shall have glass area equal to 8% of floor area, 1/2 of which shall operate	\$ 2,000.00
		Entire house	Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty as necessary	Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty as necessary	\$850.00
		Entire house	Provide complete storms and screens, in good repair for all door and window openings	Provide complete storms and screen, in good repair for all door and window openings	\$200.00
	Total Estimate				\$71,130.00

Comments:

Asset Manager

Date

Inspections Attached	Yes/No
HVAC	_____
Roof	_____
Plumbing	_____
Electrical	_____
Well/Septic	_____