

**Twin Cities Builders & Maintenance**

5200 34th Avenue South  
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## Estimate

**ADDRESS**

530 Geranium Ave E  
Saint Paul MN

ESTIMATE # 1136

DATE 08/01/2019

EXPIRATION DATE 08/31/2019

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ACTIVITY	QTY	RATE	AMOUNT
<b>Sales</b>			68,423.00
Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)			
Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)			
Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)			
Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)			
Prepare and paint interior and exterior as necessary. Observe necessary			
abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.			
Where wall and ceiling covering is removed install full thickness or codespecified insulation. MN Energy Code Ch. 1322.1101 (except. 4)			
Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4			
Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1			
Provide major clean- up of premises. SPLC 34.34 (4)			
Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)			
Provide proper drainage around house to direct water away from foundation of			

ACTIVITY	QTY	RATE	AMOUNT
<p>house. SPLC 34.08 (2)            Dry out basement and eliminate source of moisture. SPLC 34.10 (10)            Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)            Install downspouts and a complete gutter system. SPLC 34.33 (1d)            Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)            Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)            Provide general rehabilitation of garage. SPLC 34.32 (3)            Remove east side wall covering from basement .            Remove northeast bedroom from basement.            2nd. floor is not habitable space, for storage only.            Remove small storage shed.            Repair large storage shed at rear of property and install new roof covering.            Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)            Replace roof covering on rear porch.            Properly support roof on front porch from deck to grade.            Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)            Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 &amp; 312            Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)            Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)            Provide functional hardware at all doors and windows. SPLC 34.09 (3f)            Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)            A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)</p>	1	0.00	0.00
<p><b>Electrical</b>            1. Install hard- wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul</p>			

ACTIVITY	QTY	RATE	AMOUNT
Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC			
2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC			
3. NO PERMIT- Electrical Installations throughout house with no permit. Noted new Electrical Panel, Fixtures, Receptacles. Provide for a licensed electrician to go through all installations and ensure wiring and installed to current NEC 2014.			
4. Ensure/rewire all electrical associated with NM cables dated after 2003 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)			
5. 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			
6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC			
7. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC			
8. Basement - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.			
9. Electrical Panel - Illegally upgraded service panel. Wire and ground to current NEC.			
10. Electrical Panel - Replace all breakers in electrical panel due to excessive corrosion. Article 110.12 (B), NEC			
11. Garage (No Access) - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.			
12. Kitchen - Through cabinets - Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC			
13. 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			

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14. Throughout - Ensure/Install box extensions on devices mounted in wood paneling and tiled walls. Article 314.20, NEC

15. 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

16. Throughout - Properly strap and support cables and/or conduits. Chapter 3, NEC

17. 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  
NOTE - receptacles, and fixtures have been changed out with no permit. All installations shall be

Page 3

Re: 530 Geranium Ave E

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February 26, 2016

installed to current NEC 2014 and permit.

18. Throughout House - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. This also includes all wiremold installations, open grounds to fixtures, wiring for above sink fixture. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**Plumbing**

1

0.00

0.00

1. Lawn Hydrants - (MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.

2. Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.

3. Piping Vents - (MPC 904 & 906.7) Install the correct size piping vents.

4. Piping Vents - (MPC 905.4, 906.1 & 906.4) Install the piping vents in the proper location.

5. Piping Vents - (MPC 905.4 & 906.1) Install the required vent piping.

6. Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.

7. Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.

8. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.

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9. Basement - Gas Piping - (MFGC 614.1-614.7) Vent clothes dryer to code.			
10. Basement - Laundry Tub - (MPC 701) Install the waste piping to code.			
11. Basement - Lavatory - (MPC .0100 E & 901) Install a proper fixture vent to code.			
12. Basement - Lavatory - (MPC 701) Install the waste piping to code.			
13. Basement - Soil and Waste Piping - (MPC 709.1) Install a front sewer clean out.			
14. Basement - Soil and Waste Piping - (MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.			
15. Basement - Toilet Facilities - (MPC .0100 E & 901) Install a proper fixture vent to code.			
16. Basement - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.			
17. Basement - Tub and Shower - (MPC .0100 E & 901) Install a proper fixture vent to code.			
18. Basement - Tub and Shower - (MPC 701) Install the waste piping to code.			
19. Basement - Water Heater - (MPC .0100 Q) The water heater must be fired and in service.			
20. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.			
21. Basement - Water Meter - (MPC 609.11) Support the water meter to code.			
22. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.			
23. Basement - Water Meter - (MPC 606.2) The service valves must be functional			
Page 4			
Re: 530 Geranium Ave E			
An Equal Opportunity Employer			
February 26, 2016			
and installed to code.			
24. Basement - Water Meter - (SPRWS Sec. 94.04 & 94.16(g)) The water meter must be removed from the pit.			
25. Basement - Water Piping - (SPRWS 93.07) Provide a one (1) inch water line to the first major take off.			
26. Basement - Water Piping - (MPC 313) Add the appropriate water pipe hangers.			
27. Basement - Water Piping - (MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.			
28. Basement - Water Piping - (MPC 604) Replace all the improper fittings and fittings that have improper usage.			

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29. Basement - Water Piping - (MPC 604)  
 Replace all improper water piping and piping with improper usage.

30. First Floor - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the range.

31. First Floor - Laundry Tub - (MPC 701) Install the waste piping to code.

32. First Floor - Laundry Tub - (MPC .0100 P & Q & 419.2) Install the water piping to code.

33. First Floor - Lavatory - (MPC 701) Install the waste piping to code.

34. First Floor - Sink - (MPC 701) Install the waste piping to code.

35. First Floor - Sink - (MPC .0100 P & Q & 419.2) Install the water piping to code.

36. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.

All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after

**HVAC**

	1	0.00	0.00
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1. 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

2. Provide thirty (30) inches of clearance in front of furnace for service

3. Replace furnace flue venting to code

4. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code

5. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).

6. Provide adequate combustion air and support duct to code

7. Provide support for gas lines to code

8. Plug, cap and/or remove all disconnected gas lines

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This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six- month time extension may be requested by the owner and will be considered if it can be 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).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

An Equal Opportunity Employer  
February 26, 2016

- 9. Install furnace air filter access cover
- 10. 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.
- 11. Repair and/or replace heating registers as necessary
- 12. Provide heat in every habitable room and bathrooms
- 13. 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. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.
- 14. Mechanical GAS permit is required for the above work.

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Job address 530 Geranium Ave E Saint Paul.

**TOTAL**

**\$68,423.00**

Payment schedule : 1/3 up front, 1/3 at 50% completion, final payment at completion. Estimated timeline. Begin work Sept 15th 2019. Project to last approximately 3 months.

Accepted By



Accepted Date

08/24/19