

Brendan Anderson
174 Page St, St. Paul



Exterior Work

1. Demo existing shed
2. Replace retaining wall with versa-lok wall blocks
3. Provide major cleanup of yard
4. Remove all shrubs and small trees
5. Remove existing roof
6. Repair and replace decking as needed
7. Flash and apply two layers of ice and water shield
8. Install new architectural shingles
9. Remove existing soffit and replace with white, aluminum soffit
10. Wrap existing fascia with white, aluminum fascia
11. Replace all window with new, single-hung Jeld-Wen windows
12. Replace two entry doors
13. Wrap existing window and door trim with white, aluminum trim
14. Paint stucco exterior

Interior Work

15. Demo all exterior walls and kitchen
16. Demo interior walls as needed
17. Remove all insulation in walls
18. Remove insulation in attic as needed
19. Rewire house to MN electric code
20. Wire new circuit breaker panel
21. Replace existing furnace
22. Re-insulate walls with r13 batts
23. Hang new drywall
24. Tape, mud, and sand walls ready for paint
25. Apply knockdown texture to ceiling
26. Paint all walls and ceilings
27. Waterproof and tile shower surround
28. Install new waterproof laminate tile in bathroom
29. Install new bathroom vanity and sink
30. Replace bathroom fan
31. Install new, white, shaker-style kitchen cabinets
32. Install granite countertops with allowance up to \$35sq/ft
33. Frigidaire stainless steel appliance package with gas stove and vented microwave

34. Install new kitchen sink and faucet
35. Replace 6 interior doors with new, white solid-core doors
36. Sand and refinish main floor hardwood floors
37. Install new quarter-round
38. Deep clean basement
39. Paint basement walls, ceiling and floor
40. Provide major construction cleanup

Building, plumbing, heating, and electrical permits included

Total: \$86,100

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Upon inspecting the property, there is a large scope of work but the house has great potential to be the home it was always designed to be. Structurally, the foundation is in great shape and the floor joists and walls are fine too. The roof needs to be replaced and will likely require new decking to accommodate the new shingles. The stucco looks like it is in good condition and can be painted but the windows, window trim, soffit, and fascia will all need to be replaced.

Inside, most, if not all of the plaster walls should be demoed. This will allow us the run new wiring throughout the whole house, add new insulation, and install new sheetrock. The wiring is most likely knob and tube and the panel is fuses, which should both be replaced with romex wiring and a circuit breaker panel. The furnace will also need to be replaced with a new unit. New pex water lines should be run throughout the house as well. The hardwood floors appear to be in nice shape and should be sanded and refinished. The tub may be saved but the toilet and vanity should be replaced. The house will need a whole new kitchen.

This is a large project but the house can truly fulfill its potential with proper work and attention.

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