

ESTIMATE

Prepared For

That Property Place
46 Front Ave
Saint Paul , MN 55117
(651) 529-5593

Kennedy Property Development, LLC. BC764075

Estimate # 207

Date 03/27/2023

2136 Ford Parkway
Saint Paul, Minnesota 55116
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Description	Rate	Quantity	Total
Building	\$75,000.00	1	\$75,000.00
1. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 Some areas of foundation may need to be repaired and/or replaced.			
2. 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)			
3. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)			
4. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)			
5. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)			
6. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)			
7. 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. SPLC 34.33 (1)			
8. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)			
9. 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			
10. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307			
11. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)			
12. Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.			
13. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)			
14. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)			
15. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)			
16. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)			
17. Install downspouts and a complete gutter system. SPLC 34.33 (1d)			

18. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
19. Repair chimney in an approved manner. SPLC 34.09 (1)
20. Provide general rehabilitation of garage. SPLC 34.32 (3)
21. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
22. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)
23. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
24. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
25. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
26. Check chimney for stability, if it is structurally sound it may remain, if it is not structurally sound then it must be rebuilt. Chimney at a minimum must be reflashed with step flashing and counter flashing and replace associated shingles.
27. Deck framing and to be checked for stability and reinforced as needed. Verify footings are of frost depth.
28. Replace rotted doors and boards on garage. Replace or repair siding on garage. Paint if needed.
29. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
30. 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 & 312
31. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
32. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
33. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
34. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
35. 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)

Electrical	\$15,000.00	1	\$15,000.00
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1. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
2. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
5. Replace/repair damaged electric baseboard heater to current NEC.
6. Install listed boxes for all light fixtures per the NEC.
7. No access to the garage at time of inspection. Insure garage is wired to NEC standards.
8. 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
9. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
10. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly

sized overcurrent devices. Article 240.4, NEC

11. 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

12. Properly strap and support cables and/or conduits. Chapter 3, NEC

13. 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

14. 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

15. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC

16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

Plumbing	\$10,000.00	1	\$10,000.00
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1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.

2. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.

3. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.

4. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.

5. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.

6. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.

7. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.

8. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.

9. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.

10. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.

11. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.

12. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.

13. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.

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

15. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

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

17.First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

18.First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

19. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.

20. First Floor -Tub and Shower -(MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing.

21.First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.

22.First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.

23. 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 obtaining an approved City of Saint Paul Plumbing Permit.

HVAC	\$15,000.00	1	\$15,000.00
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1. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
2. Seal all unused openings in chimney. There is an opening on 1st floor in living room.
3. Plug, cap and/or remove all disconnected gas lines.
4. Provide heat in every habitable room and bathrooms.
5. Conduct witnessed pressure test on gas piping system and check for leaks.
6. Repair or replace electric baseboard heat and covers as needed. This will require an electrical permit.
7. Provide for heat in basement area.
8. Verify that the A/C system (mini-split) is operable. If not, repair or remove and seal all openings.
9. Mechanical permits are required for the above work.
10. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half which must be openable or provide exhaust system vented to the outside. A mechanical ventilation permit is required if an exhaust system is installed.

Subtotal	\$115,000.00
Total	\$115,000.00

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