

Revival Renovations

Estimated

594 Brunson St, Saint Paul, MN 55130

From:
Revival Renovations
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License#BC725946

REFERENCE 121923AB

Description	Amount
1.Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10(1)	\$80,000.00
2.Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408	
3.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	
4.Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317	
5.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	
6.Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1	
7.Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)	
8.Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)	

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9. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)

10. 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)

11. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)

13. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)

14. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)

15. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

16. 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)

17. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)

18. Re-level structure as much as is practical. SPLC 34.10 (2)

19. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8

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20.Where wall and ceiling covering is removed install full thickness or codespecified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)

21.Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4

22.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

23.Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)

24.Provide major clean-up of premises. SPLC 34.34 (4)

25.Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307

26.Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)

27.Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)

28.Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)

29.Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)

30.Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)

31.Install address numbers visible from street and on the alley side of garage. SPLC 70.01

32.Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)

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33. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6

34. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)

35.***Replace temporary steel posts in basement with permanent pressure treated wood posts.

36.***Make crawlspace accessible with new stairs, clean out this space and have the inspector inspect this area once this is done. There may be additional requirements as this area was not accessible during inspection. Preliminary inspection required.

37.***Crawlspace hinged hatch door that is flush with floor and will withstand a 40lb/square foot live load, can be latched in the open position and is safe per building official.

38.*** Steps at bulkhead must be rebuilt in an approved manner. Preliminary inspection required.

39.***Steps up from bulkhead must be approved for use or repaired/replaced in an approved manner. Preliminary inspection required.

40.***Reconfigure bathroom configuration on main level in an approved manner. Preliminary inspection required.

41.***Repair steps to upper unit

42.***Repair/replace fence in an approved manner.

43.***Replace rotted floor boards in front porch.

44.***Replace roofing/flashing on bulkhead in an approved manner.

45. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)

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46. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
47. Weather seal basement bulk head using approved materials. SPLC 34.09 (1b)
48. Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
49. Remove or encapsulate asbestos in an approved manner. MN St. 326.70-326.81
50. 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

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. NEC 314.20 2020 - Install box extensions on devices mounted in wood paneling.
3. NEC 110.3(B), 314.20 2020 - Properly support/wire exterior luminaire (light fixture) at entry door(s).
4. SPLC 34.14(2)(a) 2020 - Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
5. NEC 110.12(B) 2020 - Replace electrical service and wire to current NEC.
6. SPLC 34.14(2) 2020 - Repair damaged electrical due to vandalism to current NEC.
7. NEC 250.68(B)(C) 2020 - 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

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- 8.NEC 408.4 2020 - Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
- 9.NEC 240.4 2020 - Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
- 10.NEC 110.12(A) 2020 - 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
- 11.NEC Chapter 3 2020 - Properly strap and support cables and/or conduits to the appropriate wiring method in Chapter 3 of the current NEC.
- 12.NEC 400.8 2020 - Remove all cord wiring used as a substitute for fixed wiring.
- 13.. NEC 406.4(D) & 410 2020 - Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
- 14.NEC 406.4(D) 2020 - 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.All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

- 1.Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
- 2.Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
- 3.Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
- 4.Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.

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5. Basement -Laundry Tub -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
6. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
7. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out.
8. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
10. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.
11. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
12. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
13. Basement -Water Heater -(MPC 501) Install the water piping for the water heater to code.
14. Basement -Water Heater -(MPC .0100 Q) The water heater must be fired and in service.
15. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a)) Raise the water meter to a minimum of 12 inches above the floor.
16. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
17. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.

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18. Basement -Water Piping -(MPC 301.1 (3)) Repair or replace all the corroded, broken, or leaking water piping.
19. Basement -Water Piping -(MPC 604) Replace all the improper fittings and fittings that have improper usage.
20. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
21. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
- 22.. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
23. First Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
24. First Floor -Lavatory -(MPC 701) Install the waste piping to code.
25. First Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
26. First Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
27. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
28. First Floor -Sink -(MPC 701) Install the waste piping to code.
29. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
30. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
31. First Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
32. First Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.

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- 33.. First Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
- 34.First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- 35.. First Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
- 36.First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
- 37.First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
- 38.First Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.
- 39.First Floor -Tub and Shower -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
- 40.First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
- 41.Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
- 42.Second Floor -Lavatory -(MPC 701) Install the waste piping to code.
- 43.Second Floor -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
- 44.Second Floor -Lavatory -(MPC 301.1) Repair/replace the fixture that is missing. broken or has parts missing.
- 45.Second Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
- 46.Second Floor -Sink -(MPC 701) Install the waste piping to code.

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

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

49.Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.

50.Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.

51.Second Floor -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.

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

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

54.Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.

55.Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.

56.Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code.

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

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

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59.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.

Heating

1.SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.

2.Per MFGC 2020 501.12 - Install approved metal chimney liner.

3.Per MFGC 2020 503.1 - Replace furnace/boiler flue venting to code.

4.Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.

5.Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.

6.Per MFGC 2020 407.2 - Provide support for gas lines to code.

7.Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.

8.Per MMC 2020 1346.0103 -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.

9.Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.

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10.SPLC 34.11 Provide heat in every habitable room.

11.Per MMC 2020 305.1 - Support supply and return piping from heating system according to code.

12.Per MMC 2020 1208.1 - Conduct witnessed pressure test on hot water heating system and check for leaks.

13.Per MMC 2020 1006.6 - Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.

14.Per MMC 2020 1206.3 - Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.

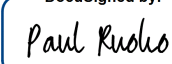
15.Per MMC 2020 1202.2 - Repair or replace radiator valves as needed.

16.Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.

17.Per MRC 2020 R303.3 - Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.

Estimate Amount

\$80,000.00

DocuSigned by:

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Paul Ruoho
12/27/2023

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