

HSR MSP LLC 4820
Minnetonka blvd MN
55416

To:

WE ARE LICENSED BONDED AND INSURED

For:

827 Agate street Saint Paul MN

Latitude 45 Design and Renovation INC

Fax: 952-500-8410

res.bldng contractor

Phone: 763-424-6230

License: BC752829

Estimate

INVOICE NUMBER
117811

DELIVERY DATE
3/10/2024

DUE DATE
3/30/2024

DESCRIPTION	UNIT COST	QTY/HR	RATE	AMOUNT
<i>Proposal - to correct deficiencies from the below list if required by code to obtain assistance from licensed Engineering/Plumbing/HVAC vendors.</i>				
<i>1.2nd floor - Front bedroom - SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. Right side window doesn't open. (\$500)</i>				
<i>2.Basement - MMC 504.1 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter and installed in accordance with the mechanical code. This work shall require a permit(s). Call DSI at (651) 266-8989. Improper materials.(\$1000)</i>				
<i>Update 2/1/24: Vent has been replaced without permit.</i>				
<i>3.Basement - MPC 312.0, MPC 313.0 - Provide approved support for all plumbing piping. Piping in washing machine are unsupported and hanging. Per Steve Fernlund, Senior Plumbing Inspector, this work Shall require a permit(s). Call DSI at (651) 266-8989.(\$1000)</i>				
<i>4.Central air conditioning - SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. Inoperative (\$1000)</i>				
<i>5.Foundation - SPLC 34.09 (2)(a), 34.33 (1)(a) - Provide and maintain foundation elements to adequately support this building at all points. This work WILL require a permit(s). Call DSI at (651) 266-8989.</i>				
<i>Concrete coating falling off, mortar missing, patches failing, large crack interior south wall, interior north wall/corner missing rocks and mortar.</i>				
<i>Update 2/1/24: South wall floor joists do not meet rim and are inadequately or not supported.(\$3000.00)</i>				
<i>6.Front door - SPLC 34.09 (4)(i), 34.33 (3) - Repair and maintain the door frame.-Update 2/1/24: exterior rotted wood under threshold.(\$1000.00)</i>				
<i>7.SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-8989.(\$2000)</i>				
<i>8.Revocation is due to, but not limited to long-term failure to allow access for inspection, and long-term failure to abate code violations.</i>				
<i>9.SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner. Handrail to second floor is loose.(\$500)</i>				
<i>* Labor, Materials and permit fees are included</i>				

SUBTOTAL	\$10,000.00
DISCOUNT	-\$0.00
(TAX RATE)	0%
TAX	\$0.00

estimate TOTAL

\$10,000.00







