

ESTIMATE



Prepared For

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Estimate # 166
Date 01/23/2025
Business / Tax # 312-451-6444

Description	Total
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Repairs Per. Inspection	\$15,000.00
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A.
EXTERIOR REMOVE POOL DECK& REPAIR GAZEBO SCRAPE AND PAINT WOOD PORTIONS OF HOUSE/
WINDOW UNITS
(Frames & Sashes) 304.2 REPLACE MISSING / DAMAGED- GUTTERS / DOWNSPOUTS /ELBOWs 304.7
3. REPLACE ROTTED / DAMAGED- WINDOW / DOOR/UNITS - FRAMES / SILLS / SASHS 304.13 REPLACE
ROTTED/
DAMAGED OR MISSING - FASCIA / SOFFIT/ SIDINGALUMINUM 304.6 5. EVERY OPENABLE WINDOW SHALL
HAVE
INSECT SCREENS AND IN GOOD REPAIR 304.14
6. REPLACE / REPAIR---FRONT/ REAR - PORCH/STAIRS / RAILINGS /TO BE SOUND & SECURE 304.10 /304.12
7. REPLACE /REPAIR /REMOVE DETERIORATED / DAMAGED FENCE/ GATE 302.7
8. REMOVE PLANT OVERGROWTH AND WEEDS, CUT ALL GRASS AND MAINTAIN 302,4 9. REMOVE ALL
RUBBISH
/ SUPPLY ADEOUATE, APPROVED CONTAINERS 308.1 / 308.2 10. ALL OUTSIDE WATER
VALVES/FAUCETS/SPIGTOS
MUST HAVE VACUUM BREAKER = EXTERIOR ELECTRICAL = NO POWER
1. REPAIR / REPLACE- FRONT / REAR ENTRY LIGHT 605.1 EXTERIOR RECEPTACLES SHALL BE GFI PROTECTED
NEC-210-8
3. REPAIR ELECTRICAL LINE TO GARAGE 605.1 IF NEEDED 4. REPAIR SERVICE RISER 605.1 VERITY 100AMP
FEED
== GARAGE == 0 DETACHED / ATTACHED
1. REPLACE MISSING / DAMAGED- GUTTERS/ DOWNSPOUTS / ELBOWS 304.7
2. SCRAP & PAINT EXT. WOOD/DOOR/ WINDOW FRAMES /FASCIA-SOFFIT/ GUTTERS / DOWNSPOUTS 304.2 3.
REPAIR/ REPLACE OVERHEAD DOOR. 302.7
4. REPAIR/REPLACE/INSTALL SERVICE D0OR / PAINT / SINGLE-CYLINDER DEADBOLT SERVICE DOOR MUST
BE SOLID WOOD OR HONEYCOMB METAL 1 3/8" THICK IRC 309.1/ PMC 304.181.1

5. PATCH CRACKS IN CONCRETE FLOOR. 302.7

6. GARAGE FULL OF CLUTTER, VIOLATIONS FOUND AFTER REMOVAL SHALL BE CORRECTED PER CODE I013

GARAGE ELECTRIC = NO POWER

1. INSTALL A SINGLE DEDICATED RECEPTACLE FOR GARAGE DOOR OPENER. NEC-210-8 2. ALL RECEPTACLES, EXCEPT DEDICATED FOR OPENER, SHALL BE G.F.L. PROTECTED. NEC-210-8 3. REPAIR ANY OPEN ELECTRICAL 604.3 4. REPAIR EXTERIOR LIGHTING 605.1 5. REPAIR ALL INTERIOR LIGHTING 605.1

*NOTICE CARBON MONOXIDE DETECTORS are required and working within 15 feet of ALL sleeping rooms and every source of carbon monoxide. Illinois public Act # 094-0741

Effective January 1, 2007 OK INSTALL X LIVING ROOM SIZE:

1. REPAIR AND PAINT CEILING AND WALLS 305.3 CLEAN OR REPLACE FLOOR COVERING 305.3

REPAIR OPERABLE WINDOWS TO OPEN EASILY AND STAY IN PLACE WITH HARDWARE 304.13.2 4. INSTALL / SECURE HANDRAIL IN STAIRCASE TO 2ND FLOOR. 307.1 = LIVING ROOM ELECTRICAL =

1, REPLACE FAULTY / BROKEN / MISSING WALL DEVICES- SWITCHES / RECEPTACLES / COVER PLATES 605.1

2. REPAIR/ REPLACE CLOSET LIGHT FIXTURE/ INSTALL FIXTURE WITH COVER 605.1/NEC 410.16

3. ALL HABITABLE AREAS SHALL HAVE AT LEAST TWO SEPARATE & REMOTE WORKING RECEPTACLES 605.2 4. A THREE-WAY SWITCH IS REQUIRED AT 1ST AND 2ND FLOOR LEVELS FOR STAIRCASE LIGHTING. NEC 210.70 (2C)

B.

SMOKE ALARMS - Non Sleeping Areas - REQUIRED AND WORKING ON ALL LEVELS, BASEMENT INCLUDED 704.2

OK /If not working LEVEL: Basement 2nd 3rd

U*New Construction & Rehab - Must be Hardwired to buildings power source per CODE, with a battery back-up & interconnected in such a manner so that one alarm activates ALL other alarms. 704.4 (ICC 2006)

DINING ROOM == SIZE: REPAIR AND PAINT CEILING AND WALLS 305.3 CLEAN OR REPLACE FLOOR COVERING 305.3

3. REPAIR OPERABLE WINDOWS TO OPEN EASILY AND STAY IN PLACE WITH HARDWARE 304.13.2 4. REPAIR / REPLACE NON WORKING/ DAMAGED DOORS /HARDWARE 305.6

= DINING ROOM ELECTRICAL = 1. REPAIR / REPLACE LIGHT FIXTURE/COVER 605.1

2. REPLACE FAULTY / BROKEN /MISSING WALL DEVICES - SWITCHES / RECEPTACLES / COVER PLATES 605.1

3. ALL HABITABLE AREAS SHALL HAVE AT LEAST TWO SEPARATE & REMOTE WORKING RECEPTACLES 605.2 == BEDROOM #1 == LOC: SIZE: REPAIR AND PAINT CEILING AND WALLS 305.3 CLEAN OR REPLACE FLOOR COVERING

305.3

3. REPAIR OPERABLE WINDOWS TO OPEN EASILY AND STAY IN PLACE WITH HARDWARE 304.13.2 4. REPAIR /REPLACE NON WORKING/ /DAMAGED DOORS /HARDWARE 305.6 = BEDROOM #1 ELECTRICAL = 1. REPAIR OPEN

ELECTRICAL 604.3

2. REPLACE FAULTY / BROKEN / MISSING WALL DEVICES - SWITCHES / RECEPTACLES / COVER PLATES 605.1

3. REPAIR / REPLACE CLOSET LIGHT FIXTURE/INSTALL FIXTURE WITH COVER 605.1/NEC410.16

4. ALL HABITABLE AREAS SHALL HAVE AT LEAST TWO SEPARATE & REMOTE WORKING RECEPTACLES 605.2

5. SMOKE ALARM -- Required and Working in all sleeping rooms. 704.2 (ICC 2006)

BEDROOM #2 == | LOC: SIZE: 1. REPAIR AND PAINT CEILING AND WALLS 305.3 2. CLEAN OR REPLACE FLOOR COVERING 305.3

3. REPAIR OPERABLE WINDOWS TO OPEN EASILY AND STAY IN PLACE WITH HARDWARE 304.13.2 4. REPAIR /REPLACE NON WORKING //DAMAGED DOORS /HARDWARE 305.6 - BEDROOM #2 ELECTRICAL =

1. REPAIR ALL OPEN ELECTRICAL WIRING 604.3

2. REPLACE FAULTY /BROKEN/ MISSING WALL DEVICES - SWITCHES /RECEPTACLES /COVER PLATES 605.1

3. REPAIR/ REPLACE CLOSET LIGHT FIXTURE/INSTALL FIXTURE WITH COVER 605.1/NDECA10.16

4. ALL HABITABLE AREAS SHALL HAVE AT LEAST TWO SEPARATE & REMOTE WORKING RECEPTACLES 605.2 5.

SMOKE ALARM -- Required and Working in all sleeping rooms. 704.2 (ICC 2006)

== BEDROOM #3 LOC: SIZE: 1. REPAIR AND PAINT CEILING AND WALLS 305.3 CLEAN OR REPLACE FLOOR COVERING 305.3

3. REPAIR OPERABLE WINDOWS TO OPEN EASILY AND STAY IN PLACE WITH HARDWARE 304.13.2 4. REPAIR / REPLACE NON WORKING //DAMAGED DOORS / HARDWARE 305.6 = BEDROOM #3 ELECTRICAL = REPLACE FAULTY / BROKEN / MISSING WALL DEVICES - SWITCHES / RECEPTACLES / COVER PLATES 605.1

2. REPAIR/ REPLACE CLOSET LIGHT FIXTURE/INSTALL FIXTURE WITH COVER 605.1/NEC410.16

3. ALL HABITABLE AREAS SHALL HAVE AT LEAST TWO SEPARATE & REMOTE WORKING RECEPTACLES. 605.2

SMOKE ALARM -- Required and Working in all sleeping rooms. 704.2 (ICC 2006)

C.

KITCHEN

1. REPAIR AND PAINT CEILING / WALLS 305.3 2. REPAIR AND CLEAN OR REPLACE FLOOR COVERING 305.3

3. REPAIR OPERABLE WINDOWS TO OPEN EASILY AND STAY IN PLACE WITH HARDWARE 304.13.2 = KITCHEN ELECTRICAL =

1. RECEPTACLES WITHIN 6FT OF SINK SHALL BE G.F.I. PROTECTED NEC.-210-8 2. REPAIR / REPLACE CEILING LIGHT FIXTURE/ COVER 605.1

3. REPLACE FAULTY / BROKEN / MISSING WALL DEVICES - SWITCHES / RECEPTACLES / COVER PLATES 605.1

4. REPAIR ALL OPEN ELECTRICAL WIRING 604.3

= KITCHEN PLUMBING

1. CLOSE PLUMBING WALL UNDER SINK IL.PC. 890.150 SEAL TIGHTLY AROUND ALL PIPES UNDER SINK IL.PC. 890.150

3. REPAIR/ REPLACE LEAKING FAUCET. 505.1

4. REPAIR / REPLACE DRAINS SHALL HAVE SMOOTH INTERIOR IL.PC.890.410 (D) 5, REPLACE MISSING

SINK STRAINERS 506.2 6. ROD OUT SINK TO DRAIN PROPERLY 506.2 7. CAP OPEN GAS LINES NFGC 1.5.4

8. INSTALL WATER SUPPLY SHUT OFF VALVES IL.PC 890.1180 (E) Main 2nd 3rd == BATHROOM ==

OK If in Violation

REPAIR AND PAINT CEILING /WALLS 305.3 REPAIR/ REPLACE/ CLEAN - FLOOR COVERING 305.3 REPAIR/ REPLACE DAMAGED DOOR/ HARDWARE LATCH 305.6

REPAIR OPERABLE WINDOW TO OPEN EASILY AND STAY IN PLACE WITH HARDWARE 304.13.2

Main 2nd 3rd BATH ELECTRICAL = IF REMODELED BRING UP TO CODE

OK If in Violation

INSTALL A NEW G.F.I. TYPE RECEPTACLE AND DISCONNECT EXISTING RECEPTACLE ON MEDICINE CABINET OR OTHER NEC 210-8

REPLACE FAULTY / BROKEN / MISSING WALL DEVICES - SWITCHES/ RECEPTACLES / COVER PLATES 605.1

REPAIR/REPLACE CEILING LIGHT FIXTURE/COVER 605.1 INSTALL AN EXHAUST FAN AND VENT TO OUTDOORS 403.2

Main 2nd 3rd= BATH PLUMBING = BRING UP TO CODE

OK If in Violation

CLOSE PLUMBING WALL UNDER SINK IL.PC 890.150 REPAIR/ REPLACE LEAKING FAUCET 505.1

REPAIR /REPLACE DRAINS SHALL HAVE SMOOTH INTERIOR IL.PC.890.410 (D) REPLACE MISSING DRAIN STOPPERS

AT TUB/ BASIN 506.2 ROD OUT TUB / BASIN TO DRAIN PROPERLY 506.2

REGLAZE TUB / BASIN & CAULK TOP EDGE OF TUB OR BASIN 505.1 SEAL TIGHTLY AROUND ALL PIPES UNDER SINK /ELSEWHERE IL.PC.890.150 INSTALL WATER SUPPLY SHUT OFF VALVES IL.PC 890.1 180 (E) SECURE

| REPAIR| REPLACE COMODE/VANITY / BASIN 505.1

D.

===UTILITY ROOM== 1. REPAIR/ PAINT CEILING AND WALLS 305.3

2. CLEAN OR REPLACE FLOOR COVER 305.3 =UTILITY ROOM ELECTRICAL =

1. REPAIR ALL OPEN ELECTRICAL WIRING 605.1

2. REPLACE FAULTY / BROKEN / MISSING WALL DEVICES – SWITCHES / RECEPTACLES / COVER PLATES 605.1
 3. REPAIR / REPLACE ANY NON-WORKING CEILING LIGHTS/ COVER 605.1
 4. HAVE FURNACE CLEANED AND CHECKED BY CERTIFIED H.V.A.C CONTRACTOR/ INSTALL DRIP LEG 603.1 (COPY OF RECEIPT IS REQUIRED BY LICENSED & REGISTERED CONTRACTOR WITH THE CITY OF CHGO. HTs.)
 5. GAS PIPE MUST BE BONDED AND ACCESSIBLE NEC2008- 250.104(3)(B)
 9. METAL WATER PIPING SYSTEM SHOULD BE BONDED AND ACCESSIBLE NEC2008-250.104 (AX1) - UTILITY ROOM PLUMBING = COPPER STOLEN
INSTALL VALVE ON COLD WATER SUPPLY TO WATER HEATER IL.PC 890.1190
INSTALL VALVES BEFORE AND AFTER WATER METER ILPC. 890.1190
 - 3 GAS SHUT-OFF VALVE REQUIRED AT EVERY APPLIANCE. NFGC 5.5.4
 - 4 INSTALL A 3/4in. METAL DISCHARGE PIPE AT WATER HEATER IL.PC.890.1230(D) REPLACE FLEX GAS LINE ON WATER HEATER WITH RIGID BLACK PIPE NFGC 5.5.1
 6. REPAIR / REPLACE / SECURE LEAKING PIPES/ CORROSION/TUB FAUCET 505.1 SEAL AROUND EXHAUST FLUE AT ENTRY TO CHIMNEY 603.1
 - 8 REPLACE MISSING BAR GRATES ON FLOOR DRAINS. IL. PC 890.730
 9. SEAL TIGHTLY AROUND ALL PIPES ENTERING WALL/FLOOR / CEILING WITH FIRE RETARDANT FOAM/CAULK ILPC 890.150
 10. REMOVE HOSE FROM LAUNDRY TUB FAUCET IL.PC-890-1040
 11. CAP OPEN GAS LINE NFGC 1.5,4
 12. DRYER VENTING SHALL BE OF A RIGID (NON-FLEXIBLE TYPE) METAL MATERIAL, IRC 2439.5
 13. SECURE EXHAUST FLUE JOINTS WITH SHEET METAL SCREWS NFGC1.10.8
- == ELECTRICAL CABINET NEED TO VERIFY MAIN BREAKER PANEL OR CHANGE
1. IDENTIFY ALL CIRCUITS IN ELECTRICAL CABINET IRC-E 3407.4.,1
 2. CABINET MUST BE GROUNDED WITHIN 10 FEET OF CITY WATER SUPPLY AND BONDED - NEC 2008-250.52
- = ELECTRICAL = *General Notes
1. REPLACE ALL 2 PRONG RECEPTACLES WITH 3 PRONG GROUNDED TYPE. - NEC 390-2
(Except where GFI's are Required
 2. CHECK ALL RECEPTACLES THROUGH-OUT STRUCTURE FOR INCORRECT WIRING & INSTALLATION, 605.1 -...
(Reversed wires /Open - ground - neutral - hot / Loose wires / Insecure mounting / Oversized openings / Loose cover plates)

Subtotal	\$15,000.00
Total	\$15,000.00
Deposit Due	\$10,000.00

Notes:

Note: General contractor to supply all labor, materials, permits and schedule city inspections. City of Chicago Heights G.C. license, insurance and bond to apply per. requirements upon one week of closing. If deemed so, per. City of Chicago Heights code inspection note, contractor to allow \$500.00 escrow hold back only if necessary.

By signing this document, the customer agrees to the services and conditions outlined in this document.

Kirsten Grant, C.E.O Project Management

David Watkins