

ALL BUILT RIGHT CONSTRUCTION, LLC

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ESTIMATE

Scope of Work & Pricing

CLIENT	Juan Demo	DATE	4/14/2026
ADDRESS	1458 Cedar Ridge Dr, Minneapolis, MN 55418	CLAIM #	CTFY-DEMO-2394
PHONE	(612) 555-0146	DOCUMENT	Supplement Estimate

GARAGE

Roofing

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
<p>R&R; roof sheathing - 1/2" CDX on detached garage - full deck replacement basis</p> <p>Note: Measured detached-garage roof area is 335.04 SF. Existing fire-damaged roof sheathing/substrate is removed and replaced to restore a sound roof deck and provide a code-compliant solid sheathing base for replacement asphalt shingles.</p> <p>Code basis: Minn. R. 1309.0905, IRC R905.2.1 (asphalt shingles shall be fastened to solidly sheathed decks or 1-inch-thick nominal wood boards).</p>	335.04	SF	\$5.75	\$1,926.48
<p>Tear off composition shingles from detached garage for full roof rebuild</p> <p>Note: Full tear-off is required to remove the existing roof covering, access the fire-damaged deck/framing, and complete reconstruction of the detached-garage roof assembly.</p>	3.35	SQ	\$112.80	\$377.88
<p>R&R; laminated composition shingle roofing with felt on detached garage</p> <p>Note: Following replacement of the damaged roof framing and roof deck, the detached-garage asphalt shingle roof covering is removed and replaced across the reconstructed roof plane.</p> <p>Code basis: Minn. R. 1309.0905, IRC R905.2.1 (replacement asphalt shingles installed over a compliant roof deck).</p>	3.67	SQ	\$712.35	\$2,614.32
<p>R&R; hip / ridge cap - composition shingles - detached garage</p> <p>Note: Ridge and hip cap components are included with the full detached-garage roof-covering replacement scope.</p>	20.57	LF	\$16.95	\$348.66
<p>R&R; roof drip edge on detached garage</p> <p>Note: Full roof-edge metal replacement is included with reconstruction of the detached-garage roof system to restore proper weather protection at the roof perimeter.</p>	73.71	LF	\$4.85	\$357.49
<p>R&R; asphalt starter course on detached garage</p> <p>Note: Starter course is included along the detached-garage roof perimeter as part of the complete asphalt-shingle roof replacement over the reconstructed deck.</p>	73.71	LF	\$3.40	\$250.61
<p>R&R; roof vent - turtle type - detached garage</p> <p>Note: Roof vent replacement is included with the reconstructed roof system, including proper flashing/weather protection at the roof opening.</p> <p>Code basis: Minn. R. 1309.0903, IRC R903.2.1 (flashings installed around roof openings).</p>	1.00	EA	\$138.45	\$138.45
<p>R&R; fascia board, gutter backing, and roof-edge trim at detached garage eaves</p> <p>Note: Fire and heat damage at detached-garage eaves and roof-edge closure areas requires replacement of fascia backing and connected roof-edge trim to restore proper roof-edge support and weather protection.</p> <p>Code basis: Minn. R. 1309.0703, IRC R703.4 (approved corrosion-resistant flashing applied to prevent water entry into the wall cavity or structural framing; required at projecting wood trim, wall and roof intersections, and where exterior materials meet in other than a vertical line).</p>	71.33	LF	\$13.85	\$987.92
<p>R&R; soffit / eave closure components at detached garage</p> <p>Note: Detached-garage eave closure/soffit components are replaced where fire and heat damage affected the roof edge and exterior wall enclosure, restoring a closed and weather-protected eave assembly.</p> <p>Code basis: Minn. R. 1309.0703, IRC R703.4 (flashing/weather protection required to prevent water entry into the wall cavity or structural framing at exterior assembly transitions).</p>	71.33	LF	\$15.75	\$1,123.45

Roofing Subtotal:	Supplement estimate with code-cited line items			\$8,125.27
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GARAGE**Gutters**

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
R&R; 6" aluminum gutter / downspout system at detached garage Note: With reconstruction of the detached-garage roof edge, fascia, and exterior weather-protection assembly, the affected gutter/downspout drainage components are replaced to restore proper roof-edge runoff control.	71.33	LF	\$24.85	\$1,772.55
Gutters Subtotal:				\$1,772.55

GARAGE**Siding**

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
R&R; house wrap on detached garage over rebuilt wall sheathing Note: Where wall sheathing is rebuilt, approved water-resistive barrier is installed over the reconstructed exterior wall sheathing in accordance with Minnesota Residential Code requirements for the restored wall envelope. Code basis: Minn. R. 1309.0703, IRC R703.2 (approved water-resistive barrier applied over studs or sheathing of all exterior walls and overlapped with required flashing).	549.33	SF	\$1.05	\$576.80
R&R; vinyl siding including waste on detached garage after wall reconstruction Note: Fire-, heat-, and smoke-damaged exterior wall covering is removed and replaced where wall framing/sheathing reconstruction is required, restoring the detached-garage exterior cladding assembly over the rebuilt WRB and sheathing. Code basis: Minn. R. 1309.0703, IRC R703.2 and R703.4 (reconstructed exterior wall covering coordinated with required water-resistive barrier and flashing).	549.33	SF	\$10.45	\$5,740.50
Siding Subtotal:				\$6,317.30

GARAGE**Structural**

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Temporary shoring, bracing, access protection, and structural rebuild setup for detached garage fire reconstruction Note: Temporary shoring, bracing, and access protection are required to safely remove and replace fire-damaged structural members while maintaining stability during detached-garage reconstruction.	1.00	EA	\$2,640.00	\$2,640.00
Structural Subtotal:				\$2,640.00

GARAGE

Framing

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
<p>Full remove and replace detached-garage hand-framed roof framing / rafter assemblies with connected structural rebuild</p> <p>Note: Field inspection identified repeated charred and thermally compromised hand-framed roof members throughout the detached garage. Fire-damaged gravity-load roof framing is therefore carried as full structural remove-and-replace with connected rebuild to restore code-compliant load-carrying performance.</p> <p>Code basis: Minn. R. 1309.0010, subp. 2 (2018 IRC chapters 2 to 10 adopted); Minn. R. 1309.0100, subp. 2 (existing IRC-scope repairs/alterations conform to this code); 2018 IRC Chapter 8 / Section R802 (wood roof framing), as adopted by reference in Minn. R. ch. 1309.</p>	9.00	EA	\$1,465.00	\$13,185.00
<p>Full remove and replace detached garage opening framing at overhead and service door openings</p> <p>Note: Fire and heat damage at the overhead-door and service-door openings affects headers and associated wall framing, requiring full replacement of damaged opening framing to restore structural support and a sound reconstructed opening assembly.</p> <p>Code basis: Minn. R. 1309.0010, subp. 2 (2018 IRC chapters 2 to 10 adopted); Minn. R. 1309.0100, subp. 2 (existing IRC-scope repairs/alterations conform to this code); 2018 IRC Section R602.7 (headers) and Section R602 (wood wall framing), as adopted by reference in Minn. R. ch. 1309.</p>	2.00	EA	\$1,385.00	\$2,770.00
<p>Full remove and replace detached garage wall framing with connected rebuild work</p> <p>Note: Measured detached-garage wall area is 549.33 SF. Fire inspection identified widespread heat/smoke damage and charred framing within the detached-garage wall system; wall framing is carried for remove-and-replace where damaged framing must be reconstructed to restore a sound structural wall assembly.</p> <p>Code basis: Minn. R. 1309.0602, Table R602.3.1 (wood wall stud framing table); Minn. R. 1309.0010, subp. 2 and Minn. R. 1309.0100, subp. 2 (existing IRC-scope repairs/alterations conform to the adopted residential code).</p>	549.33	SF	\$4.35	\$2,389.59
Framing Subtotal:				\$18,344.59

GARAGE

Sheathing

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
<p>R&R; wall sheathing - 1/2" CDX on detached garage</p> <p>Note: Because fire-damaged wall framing is being reconstructed and the existing backing/sheathing is heat- and smoke-affected, wall sheathing is replaced as required to restore a sound substrate for the rebuilt exterior wall assembly.</p> <p>Code basis: Minn. R. 1309.0703, IRC R703.2 (water-resistive barrier applied over studs or sheathing of exterior walls); reconstructed exterior wall work requires sound sheathing/substrate behind the restored wall envelope.</p>	549.33	SF	\$4.95	\$2,719.18
Sheathing Subtotal:				\$2,719.18

GARAGE

Doors

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
R&R; overhead garage door complete with track, hardware, and weatherstrip Note: The overhead garage door panels, track, hardware, and weatherstrip fall within the fire-affected opening scope and are carried as a complete opening-system replacement.	1.00	EA	\$3,875.00	\$3,875.00
R&R; garage door opener complete with rail, controls, sensors, and reconnect Note: Fire-damaged opener motor equipment, rail/arm components, sensors, and associated reconnect work are carried as a complete replacement assembly, with replacement equipment and wiring work to comply with the Minnesota Electrical Code / 2023 NEC. Code basis: Minn. R. 1315.0200, subp. 1a (all new electrical wiring, apparatus, and equipment must comply with the 2023 NEC).	1.00	EA	\$1,685.00	\$1,685.00
R&R; exterior prehung service / man door unit complete Note: Fire and heat damage at the detached-garage service-door opening requires full door-unit replacement, with reconstructed weather-protection/flashing integration at the exterior opening. Code basis: Minn. R. 1309.0703, IRC R703.4, item 1 (flashing at exterior window and door openings installed to prevent water entry into the wall cavity or structural framing).	1.00	EA	\$1,485.00	\$1,485.00
Doors Subtotal:				\$7,045.00

GARAGE

Electrical

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
R&R; identified interior electrical device locations including opener outlet / feed, switch, and wall receptacles Note: Replacement of identified fire-damaged interior device locations is carried as code-compliant new electrical work, limited to the distinct garage device points identified in the fire-affected area. Code basis: Minn. R. 1315.0200, subp. 1a (all new electrical wiring, apparatus, and equipment must comply with the 2023 NEC).	4.00	EA	\$168.75	\$675.00
R&R; exterior GFCI receptacle / weatherproof in-use cover assemblies Note: Exterior receptacle replacement includes weather-resistant receptacles and weatherproof in-use "extra duty" cover assemblies at the identified detached-garage exterior receptacle locations. Code basis: Minn. R. 1315.0200, subp. 1a (2023 NEC adopted); 2023 NEC 406.4 and 406.9, as reflected in Minnesota DLI's 2023 residential checklist (replaced wet-location receptacles weather resistant "WR" and enclosure weatherproof with cord inserted; covers marked "extra duty").	2.00	EA	\$228.45	\$456.90
R&R; detached garage light fixture / lampholder assemblies at interior and exterior identified locations Note: Fire-damaged interior and exterior lighting fixtures/lampholders are replaced at the identified detached-garage locations as code-compliant new electrical equipment. Code basis: Minn. R. 1315.0200, subp. 1a (all new electrical wiring, apparatus, and equipment must comply with the 2023 NEC).	4.00	EA	\$186.35	\$745.40
R&R; open junction boxes, exposed splices, and ceiling / attic electrical terminations Note: Fire-damaged open junctions, exposed splices, and ceiling/attic electrical terminations are corrected and replaced as required to restore a safe, code-compliant electrical installation in the detached garage. Code basis: Minn. R. 1315.0200, subp. 1a (all new electrical wiring, apparatus, and equipment must comply with the 2023 NEC).	3.00	EA	\$214.80	\$644.40
Electrical Subtotal:				\$2,521.70

JOB**Roofing**

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Dumpster load - Approx. 20 yards, 4 tons of debris (Remove) Note: Debris disposal support is required for demolition and removal of fire-damaged detached-garage framing, sheathing, roofing, siding, door, and electrical components.	1.00	EA	\$1,185.00	\$1,185.00
Roofing Subtotal:				\$1,185.00

JOB**Demo**

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Fire debris demolition, sorting, disposal handling, and HEPA cleanup for detached garage rebuild area Note: Fire debris demolition, segregation, disposal handling, and pre-reconstruction cleanup are required to remove damaged materials and prepare the detached-garage structure for repair/reconstruction work.	1.00	EA	\$2,648.00	\$2,648.00
Demo Subtotal:				\$2,648.00

JOB**Misc**

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Permits and fees for detached garage fire reconstruction Note: Permit and fee allowance reflects detached-garage structural fire reconstruction with framing, openings, roofing, siding, door systems, and electrical rebuild scope.	1.00	EA	\$1,240.00	\$1,240.00
General contractor overhead for multi-trade detached garage fire reconstruction Note: General contractor overhead is included at 10% of the rebuild subtotal for supervision, coordination, scheduling, safety, and administration of the detached-garage fire reconstruction scope.	1.00	EA	\$5,455.86	\$5,455.86
General contractor profit for detached garage fire reconstruction Note: General contractor profit is included at 10% of the rebuild subtotal consistent with a full multi-trade detached-garage reconstruction project.	1.00	EA	\$5,455.86	\$5,455.86
Misc Subtotal:				\$12,151.72

TOTAL:**\$65,470.31****TERMS & CONDITIONS**

1. This estimate is based on a visual inspection and/or available documentation. Line item notes use verified current Minnesota rule references where directly applicable and identify adopted-by-reference IRC sections when public Minnesota text does not reproduce the underlying chapter language.
2. Weak or outdated code-basis lines are intentionally excluded from this sanitized demo estimate. Historical IEBC 502.1 language that no longer appears as current Minn. R. 1311.0502 is not used as current code basis.
3. All replacement work shall comply with applicable Minnesota codes, adopted electrical code requirements, manufacturer installation instructions, and sound construction practices as applicable to the specific line item.
4. Quantities are derived from measurement reports and/or field verification. Full-basis replacement quantities remain subject to field verification of extent where concealed damage is discovered during reconstruction.
5. This estimate is valid for 30 days from the date shown above. Material pricing is subject to change based on market conditions.

Contractor Signature**Property Owner Signature**

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Supplement estimate with code-cited line items