

LLOSA LLC

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LIC # BC800462

Work Schedule for the property 1501 Clarence St, St Paul, Mn 55106

1st and 2nd weeks

HVAC and BUILDING

HVAC Cost \$4,500 (not including extras that might come during process)

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee
 - Clean and Orsat test furnace/boiler burner. -Check all controls for proper operation. -Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
 - Provide a means of returning air from every habitable room to the furnace.
 - Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms
 - Replace furnace/boiler flue venting to code. -Vent clothes dryer to code
 - Provide adequate combustion air and support duct to code
 - Provide support for gas lines to code
 - Plug, cap and/or remove all disconnected gas lines and unapproved valves
 - 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
 - All supply and return ducts for warm air heating system must be clean before final approval for occupancy
 - Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned
 - Repair and/or replace heating registers as necessary
 - Provide heat in every habitable room and bathrooms
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- Clean and clear all personal property, debris and storage under deck
 - Provide functional hardware at all doors and windows, including garage

3rd week

PLUMBING

Plumbing Cost \$6,800 (not including extras that might come during process)

- Basement -Laundry Tub - Provide the proper potable water protection for the faucet spout. -
- Basement -Plumbing, remove all unused waste, vent, water and gas piping to the main and cap or plug to code
- Basement -Toilet Facilities
- Install a proper flanged fixture connection on a firm base
- Basement -Tub and Shower - Install the water piping to code
- Basement -Tub and Shower - Repair/replace the faucet that is missing, broken or has parts missing
- Basement -Water Heater - Correct the pressure and temperature relief valve discharge
- Basement -Water Heater - Install the gas shut off and the gas piping to code
- Basement -Water Heater -The water heater must be fired and in service
- Basement -Water Meter -The water meter must be installed and in service
- Basement -Water Meter -The service valves must be functional and installed to code -
- Basement -Water Piping - Repair or replace all the corroded, broken, or leaking water piping
- Basement -Water Piping - Provide a one (1) inch water line to the first major take off -Bathroom
- Plumbing - General -Provide a watertight joint between the fixture and the wall or floor
- Exterior -Lawn Hydrants - Repair or replace the lawn hydrants that are broken or have parts missing
- First Floor -Toilet Facilities - Install a proper flanged fixture
- First Floor -Tub and Shower - Install scald and thermal shock protection
- First Floor -Tub and Shower - Install a vacuum breaker for the handheld shower

4th week

ELECTRICAL

Electrical Cost \$5,500 (not including extras that might come during process)

- Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored
- Properly wire furnace to current
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers
- Properly strap and support cables and/or conduits. Including exterior etc.
- Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
- 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.
- Install hard-wired smoke detector as specified in Chapter 58 and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code.

5TH TO 7TH WEEK

BUILDING

Building Cost \$10,200 (not including extras that might come during the process)

- Doors and windows repair or replace
- Walls, ceiling, floors, repair or replace
- Trim and baseboard replace and repair
- Interior painting
- Soffit, fascia, and gutters repair or replace
- Install smoke and carbon monoxide detectors

Jose Llord

LLOSA LLC

Owner