

LLOSA LLC

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LIC # BC800462

May 30, 2023

Please find below scope of work and quote for property 829 3rd St E, St Paul, Mn 55406, according to St Paul code compliance report.

BUILDING PERMIT
FIRST 6 WEEKS AND 12th to 14th week
Building Cost \$63,000.00

- Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC
- Strap or support top of stair stringers for structural stability.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Repair or replace damaged doors and frames as necessary, including storm doors.
- Weather seal exterior doors, threshold and weather-stripping.
- Install floor covering in bathroom and kitchen that is impervious to water.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures
- Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed.
- 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.
- Re-level structure as much as is practical.
- Charred building components shall be scraped or sandblasted completely clean and water-damaged components replaced. A determination of necessary fire damage corrective measures shall be made by this department or by a registered structural engineer as to replacement, repairs, etc. All smoke damaged and charred members shall be cleaned, sealed and deodorized. Provide fire block construction as necessary and seal chases in basement ceiling.

- Where wall and ceiling covering is removed install full thickness or code-specified insulation.

- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors
- Provide major clean-up of premises.
- Install water-proof enclosure in shower area.
- Verify proper venting of bath exhaust fan to exterior.
- Tuck Point interior/exterior of foundation as necessary.
- Provide weather sealed, air sealed and vermin sealed exterior.
- Repair siding, soffit, fascia, trim, etc. as necessary.

- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Replace house and garage roof covering and vents to code.
- Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces.
- Repair chimney in an approved manner.
- Install address numbers visible from street and on the alley side of garage.
- Provide durable, dustless parking surface as specified in the zoning code.
- Remove trees which are against foundation of home and garage.
- Dry out basement and eliminate source of moisture.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- engineering for the truss/roof repairs related to the fire including where firefighters made cuts for ventilation.
- Deck: Main deck frame may remain. Will need to provide frost footings for all post locations, provide code compliant stairs, guardrails and handrails.
- Garage to be razed. If not rebuilding a new garage, will need to verify if remaining slab is in good enough condition to use for parking.
- Foundation wall needs bracing where it is bowing inward. An engineered system will be required.
- Remove mold, mildew and moldy or water damaged materials.
- Permanently secure top and bottom of support posts in an approved manner.
- Cover water meter pit with concrete or decay resistant, screwed-down cover.
- Cleanouts to be flush with floor slab.
- Remove or encapsulate asbestos in an approved manner.
- 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.
- A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner.

ELECTRICAL

12TH WEEK

Electrical Cost \$16,000.00

- 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.
- Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
- Replace electrical service.
- Replace damaged electrical due to current NEC.
- This home has major damage to the electrical wiring from a fire, water, and vandalism. Replace all wiring and devices throughout the home and garage and all new wiring shall meet the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING

7TH AND 8TH WEEK

Plumbing Cost \$14000

- Tub and Shower -Install the waste piping to code.
- Basement -Gas Piping -Install an approved shut off; connector and gas piping for the range.
- Basement -Gas Piping - Install an approved shut off; connector and gas piping for the dryer.
- Basement -Gas Piping - Vent clothes dryer to code.
- Basement -Gas Piping -Conduct a witnessed pressure test on gas piping system.

- Basement -Laundry Tub - Repair/replace the fixture that is missing, broken or has parts missing.
- Basement -Laundry Tub - Repair/replace the faucet that is missing, broken or has parts missing.
- Basement -Soil and Waste Piping. Plug all open piping and properly pitch all piping.
- Basement -Soil and Waste Piping - Install a clean out at the upper terminal at each horizontal drainage pipe.
- Basement -Water Heater -The water heater venting requires a chimney liner.
- Basement -Water Heater -Install the water piping for the water heater to code.
- Basement -Water Heater -The water heater must be fired and in service.
- Basement -Water Heater -Provide adequate combustion air for the gas burning appliance.
- Basement -Water Meter -Support the water meter to code.
- 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 water piping to all fixtures and appliances.
- Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
- Bathroom -Lavatory -Repair/replace the fixture that is missing, broken or has parts missing.
- Bathroom -Lavatory -Repair/replace the faucet that is missing, broken or has parts missing.
- Bathroom -Plumbing - General - Provide a water tight joint between the fixture and the wall or floor.
- Bathroom -Plumbing - General -Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
- Bathroom -Plumbing - General -Provide proper fixture spacing.
- Bathroom -Tub and Shower -Repair/replace the fixture that is missing, broken or has parts missing.
- Bathroom -Tub and Shower -replace the faucet that is missing, broken or has parts missing.
- Bathroom -Tub and Shower -Install scald and thermal shock protection
- Bathroom -Tub and Shower -Install a hot water temperature limiting device,
- Bathroom -Tub and Shower -Install a vacuum breaker for the hand held shower.
- Bathroom -Tub and Shower -Provide access.
- Exterior -Lawn Hydrants -Repair or replace the lawn hydrants that are broken or have parts missing
- Exterior -Lawn Hydrants -The lawn hydrant(s) require a backflow preventer.
- First Floor -Sink -Repair/replace the fixture that is missing, broken or has parts missing.
- First Floor -Sink -Repair/replace the faucet that is missing, broken or has parts missing.

HVAC
 9TH TO 11TH WEEK
 HVAC Cost \$18,000.00

-Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.

- Install approved automatic gas valve for furnace/boiler.
- 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.
- Provide a means of returning air from every habitable room to the furnace. Return air can not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms.
- Install approved metal chimney liner.
- 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. A mechanical ventilation permit is required if an exhaust system is installed.
- 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.
- Conduct witnessed pressure test on gas piping system and check for leaks.

TOTAL PROJECT COST \$111,000.00

Best regards,

Jose Llort
Owner
LLOSA LLC