

# LLOSA LLC

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LIC # BC800462

January 9, 2023

Please find below scope of work and quote for property 1501 Clarence St, St Paul, Mn 55106 according to St Paul code compliance report.

- Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc -Provide major clean-up of premises
- Install water-proof enclosure in shower area. -Basement shower stall is broken Provide weather sealed, air sealed and vermin sealed exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Install rain leaders to direct drainage away from foundation
- Remove non-compliant storage area below deck
- Provide complete storms and screens, in good repair for all door and window openings
- Provide functional hardware at all doors and windows, including garage overhead door Exit doors shall be capable of being opened from the inside, easily and without the use of a key. -Remove all surface bolts
- \*\*Bedroom door to deck seems to be fastened shut Repair or replace damaged doors and frames as necessary, including storm doors, Weather seal exterior doors, threshold and weather-stripping
- Repair walls, ceiling and floors throughout, as necessary
- Air-seal and insulate attic/access door. -Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry
- building permit
- 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.
- Properly support/wire exterior luminaire (light fixture) at entry door.
- Remove and/or rewire all illegal, improper or hazardous wiring to current NEC
- Replace electrical service and panelboard. Including mast and meter enclosure
- Basement -Gas Piping- Vent clothes dryer to code
- Basement -Gas Piping -Replace improper piping or fittings
- Basement -Gas Piping -Install an approved shut off, connector and gas piping for the dryer.
- 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

- 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
- Verify that A/C system is operable, if not, repair, replace or remove and seal all openings

Total project Cost including labor and materials \$27,000.00

Price is good through May 5th, 2023

Best regards,

Jose Llort  
Owner  
LLOSA LLC