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Saint Paul Department of Safety & Inspections
375 Jackson St, Suite 220
Saint Paul, MN 55101-1806

March 11th, 2024

Re: *Construction Work Plan for Code Compliance Repairs* for the residential property located at 401 Rose Ave E, Saint Paul, MN.

To Whom It May Concern:

Below is a breakdown of the revised schedule for making the required repairs per the Code Compliance Report.

The schedule of work is as follows:

March 2024

- Repair walls and ceiling throughout, as necessary.
- Prep interior walls for painting
- Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code
- Properly support/wire exterior luminaire (light fixture) at entry door.

April 2024

- Repair siding, soffit, fascia, trim, etc. as necessary
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Install complete storms and screens, in good repair for all door and window openings.
- Install functional hardware at all doors and windows.
- Prep exterior walls for painting weather permitting

May 2024

- Install new flooring throughout
- Repair or replace damaged doors and frames as necessary, including storm doors
- Weather seal exterior doors, threshold and weather-stripping.

- Paint exterior of house and garage
- Remove the privacy screen on the west side of the deck and provide general maintenance for the deck including handrails and guard rails.
- Install floor covering in the bathroom and kitchen that is impervious to water.

June 2024

- Replace overhead garage door.
- Install new toilet with a proper fixture vent and waste piping to code (second floor)
- Install new sink with a proper fixture vent and waste piping to code (second floor)
- Install water-proof enclosure in the shower area.
- Install a tub/shower with a proper fixture vent and waste piping to code
- Install a hot water temperature limiting device

July 2024

- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry:
- Fire the water heater, ensure it is in service.
- Install kitchen sink with vent to code
- Install new appliances, cabinets, and countertops in kitchen
- Paint interior of property
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return handrail ends into a newel post or wall per attachment.
- Test all electrical outlets and ensure all luminaires (light fixtures) are working properly
- Final HVAC, plumbing, and electrical permits

August 2024

- Touch up paint and punch list items
- Final building permit and have property ready to receive Certificate of Occupancy by August 15th, 2024

The expected date of completion for these repairs is August 15th, 2024.

Best regards,

Jay Mitchell