

Construction plan for 521 Desnoyer Ave.

March 2018

Legal documents and paperwork signed
Clean debris out of house for vacant building inspection
Contractor estimates and building renovation plan
Pass City of St Paul review with Legislative hearing officer
Pull permits necessary and begin work
Order new windows
Order new doors as needed
Gopher state for underground marking

April 2018

Building

Site work begins with tree removal as needed near house and grading work as needed(weather permitting).
Outer shell work begins with fixing soffit, fascia, and Replace windows.
Evaluation of roof and condition of shingles. Replace if needed.
Final goal of having a weather proof shell.
Secure window wells south side of structure
Interior work begins with demolition of kitchens on both sides.
Evaluation of garage building.
Evaluate attic insulation and supplement as needed.

Electrical services updated to current codes for both sides of house

- install new mast with disconnects
- move meters outside
- Install new panels

Plumbing updated to current codes both sides of house

- Lead wastes on tubs removed
- Gas lines replaced with modern flexible and manifold system
- Galvanized water supplies removed

HVAC updated to current codes

- Remove antiquated forced air furnaces.
- Clean duct work

May 2018

Building

Site work continues with lot grading and driveway work
Kitchens rough in, cabinets ordered
Pressure wash and paint exterior as necessary
Evaluate front porch Repair/replace front decking and stairs to code
Front walk removal and replace
Remove and replace back steps to code

Electrical

- Continue with rough in for kitchen
- replace outlets and fixtures as necessary

Plumbing

- replace all supply lines with PEX or equivalent terminate with valving
- Replace both water heaters with new high efficiency models.
- Rough in for kitchen plumbing
- new shower valves pressure balanced
- new toilets installed.

HVAC

- Replace both furnaces with new high efficiency models and thermostats

June 2018

Begin work on stabilizing and repairing garage possible truss removal/replace and re decking for metal roof. Install new garage door and service door.
Finish kitchen rough in for surfaces and tile.

Electrical

- rough in inspection for kitchen etc

Plumbing

- rough in inspection for all components

July 2018

Finish kitchens with cabinetry, countertops, and new appliances
Finish bathrooms
Sand and refinish floors and paint trim and interior surfaces patching as needed.
Final landscaping

Electrical

- Final installation of fixtures and receptacles
- Final inspection

Plumbing

- Installation of fixtures and faucets, etc

HVAC

- Final inspection

August 2018

Finish interior painting and touch up
Punch list
Final Inspections.