

WORK PLAN - BREAKDOWN COST OF REHABILITATION
 (To be done in accordance with the Code Compliance Inspection Report)

Address: 610 Case Avenue

WEEK OF	TASKS	CONTRACTOR	Supplies/Materials on hand (if any)	Needed Supplies/Materials	Owner/Developer Labor	Value of Cost
4/1/2013	Remove damaged material	VP construction				\$ 500.00
	Framing repair	VP construction				1,500.00
	Roofing Repair	VP Construction				7,000.00
	Repair Siding	VP Construction				3,000.00
4/15/2013	Door, window	VP Construction				3,000.00
	Basement, Soffit	VP Construction				1,000.00
	Plumbing repair	City One				4,000.00
	Electrical repair	Anthony Electric				1,000.00
	Heating repair	Heating & Cooling Design				1,000.00
5/15/2013	Insulation	VP Construction				4,000.00
	Drywall	VP Construction				2,000.00
	Painting	VP Construction				2,000.00
	Flooring	VP Construction				2,000.00
6/1/2013	Finish Heating	Heavy & Light Design				700.00
	Finish plumbing	City One				1,000.00
	Finish electrical	Anthony Electric				500.00
	Finish building	VP Construction				4,000.00
6/15/2013	Final					

Total Project Cost: \$ 38,700.00

Note: (Code Enforcement Officers estimate the cost to repair this structure is \$ 38,700.00 to \$ 50,000.00).

VP CONSTRUCTION

Of MN

2263 Tilsen Ct
Maplewood, MN 55119

License #: BC634267

Phone : 612-644-3866

Fax : 1-866-869-1333

Email : vophan@yahoo.com

PROPOSAL SUBMITTED TO:

Name : SIU LUI FUNG Phone:
Address : 1271 22nd Ave Sanfrancisco CA 94122

Job Address: 616 CASE AVE St Paul MN 55106

I propose to furnish all materials and perform all labor necessary to complete the following:

Job Description:

BUILDING : \$29,000.00

- Remove mold, mildew and moldy or water damaged materials.
- Permanently secure top and bottom of support posts in an approved manner.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum)
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- 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.
- 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.
- 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.
- Provide major clean-up of premises.
- 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.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Install address numbers visible from street and on the alley side of garage.
- Remove trees which are against foundation of home and garage.
- Replace all fire damaged siding, windows, trim and framing on west side of house.
- Replace or re-level basement stairs.
- Remove ceiling covering from 1st. and 2nd floor.
- Remove all wall covering in 2nd floor west bedroom and hall stair area.
- Replace all fire damaged roof framing, roof boards and shingles.

ELECTRICAL : \$2,000.00

- Close openings in junction boxes with knockout seals and/or junction box covers in basement and attic.
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement, garage and attic.
- Replace all painted-over receptacles.
- Add receptacle in first floor bedroom
- Repair/rewire all fire damaged areas
- Based on repair list purchase permit for 15 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.

PLUMBING : \$5,000.00

- Basement - Water Heater - start service
 - Water Meter - support meter properly
- Basement - Water Piping - add appropriate hangers
 - provide water piping to all fixtures and appliances
 - repair all corroded, broken or leaking piping
- Basement - Gas Piping - dryer gas correct connector
 - retest all gas piping for Xcel meter unlock
 - run dryer vent to code
- Basement - Soil and Waste Piping - unplugged piping; back pitched piping
- First Floor - Toilet Facilities - reset the toilet on a firm base
 - Tub and Shower - Correct waste
- Second Floor - Toilet Facilities - reset the toilet on a firm base
- Exterior - Verify main plumbing stack is installed to code; with the proper vent through the roof.

HEATING : \$ 2,700.00

- Clean and Orsat test furnace 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
- 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
- All supply and return ducts for warm air heating system must be clean, 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 to attic.
- Secure condensate drain line from A/C evaporator in basement.

All works can be done by 06/30/13

All of the work is to be completed in a substantial and workmanlike manner for the sum of \$34,700.00
Payment : \$ 30% down payment ,30% after first inspection, the remain balance is due upon completion of work
(final inspection)

This bid not include any un-evaluated items. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written or verbal order for same, and will become an extra charge over the sum mentioned in this proposal

General contractor :



HAN PHAN

Date 02/20/2013

VP construction of MCIV

Sub-contractors:

Plumbing contractor :



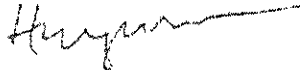
CITY ONE PLUMBING

2/08/13

Electrical contractor :

ANTHONY ELECTRIC

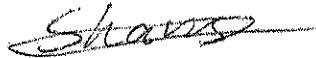
2/20/2013



Heating contractor :

HEATING AND COOLING DESIGN INC.

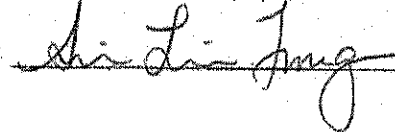
2/15/2013



ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for which I agree to pay the amount mentioned in said proposal.

Owner Signature :



Date

4/7/13