

# VP CONSTRUCTION Of MN

License #: BC634267

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## PROPOSAL SUBMITTED TO:

Name : HENRY LE  
Phone : 763-670-1304  
Job address : 871 JESSAMINE AVE E ST PAUL MN 55106

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

### **BUILDING : \$25,000.00**

#### **The job can be started on 08/01/2019 and completed as following**

#### **Garage work is started on 08/01/2019 and completed on 09/01/2019**

1. Remove trees from west of garage.
2. Provide general rehabilitation of garage.
  - Repair siding, soffit, fascia, trim, etc. as necessary.
  - Replace the door and weather seal, threshold and weather-stripping.
  - Replace garage opener
  - Clean up and repair to code as necessary inside garage

#### **Outside building work is started on 09/02/2019 and completed on 10/25/2019**

3. Remove the deck.
4. Prepare and paint exterior as necessary. Observe necessary abatement procedures .Where wall and ceiling covering is removed install full thickness or code
5. Repair siding, soffit, fascia, trim, etc. as necessary
6. Provide proper drainage around house to direct water away from foundation of house.
7. Install downspout and gutter system
8. Install rain leaders to direct drainage away from foundation.
9. Replace side door, front door and trim.
10. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
11. Provide complete storms and screens, in good repair for all door and window opening
12. Provide functional hardware at all doors and windows.
13. Weather seal exterior doors, threshold and weather-stripping.
14. Repair or replace damaged doors and frames as necessary, including storm doors
15. Repair damaged fence and gates.

#### **Inside building work is started on 10/26/2019 and completed on 01/15/2020**

16. Dry out basement and eliminate source of moisture.
17. Repair walls, ceiling and floors throughout, as necessary.
18. Prepare and paint interior. Observe necessary abatement procedures .Where wall and ceiling covering is removed install full thickness or code
19. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
20. Provide major clean up .
21. Remove wall covering in basement.
22. Remove mold , mildew and moldy or water damaged materials.
23. Provide cover for sumpump basket .
24. Install new carpet.
25. Install floor covering in bathroom and kitchen that is impervious to water.
26. Repair walls and ceiling and floors throughout.

27. Repair kitchen cabinet and counter top.

**ELECTRICAL: \$2,200.00**

All electrical work will be started on 09/01/2019 and completed on 10/20/2019 as indicated by Anthony Electric LL on next pages

1. Upgrade service panel to code, wire and ground to current NEC
2. Properly support/wire exterior luminaire (light fixture) at entry door.
3. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
4. 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.
5. Provide a complete circuit directory at service panel indicating location and use of all circuits.
6. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices.
7. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers.
8. Properly strap and support cables and/or conduits.
9. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
10. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly.
11. Install box extensions on devices mounted in wood paneling.
12. Install bathroom light and GFCI receptacle 1<sup>st</sup> floor
13. Install bathroom GFCI receptacle 2<sup>nd</sup> floor
14. Insure garage is wired to NEC.

**PLUMBING : \$3,800.00**

All plumbing work may be started on 07/15/2019 and completed on 09/15/2019 as indicated by Twin Cities Plumbing Heating and Construction LLC on next page

1. Basement -Laundry tub – Provide proper potable water protection for the faucet spout.
2. Basement -Plumbing - General - Remove all unused waste, vent, water and gas piping to the main and cap to code.
3. Basement -Soil and Waste Piping – Replace all corroded cast iron, steel waste or vent piping.
4. Basement -Sump Pump/Basket - Provide a properly secured cover.
5. Basement -Sump Pump/Basket - Install a code compliant subsoil sump, pump, and piping.
6. Basement -Water Heater - Correct the pressure and temperature relief valve discharge.
7. Basement -Water Heater - Install the water heater gas venting to code.
8. Basement -Water Heater -Install the water piping for the water heater to code.
9. Basement -Water Heater -The water heater must be fired and in service.
10. Basement -Water Meter - Support the water meter to code.
11. Basement -Water Meter - The water meter must be installed and in service.
12. Basement -Water Meter - The service valves must be functional and installed to code.
12. Basement -Water Piping -Repair or replace all the corroded, broken, or leaking water piping.
14. Basement -Water Piping - Provide a one (1) inch water line to the first major take off.
15. Bathroom – Plumbing – General provide a water tight joint between the fixture and the wall or floor
16. Exterior – Lawn hydrants – install back flow preventer
17. First Floor -Lavatory - Install a proper fixture vent to code.
18. First Floor -Lavatory - Install the waste piping to code.
19. First Floor -Sink - Install the water piping to code.
20. First Floor -Sink - Repair/replace the faucet that is missing, broken or has parts missing.
21. First Floor -Toilet Facilities – Install waste piping to code
22. First Floor -Toilet Facilities - Install a proper flanged fixture connection on a firm base.
23. First Floor -Tub and Shower - Install a hot water temperature limiting device, ASSE Standard 1070.
24. First Floor -Tub and Shower - Replace the waste and overflow.
25. First Floor -Tub and Shower - Provide an approved waste stopper
26. Second Floor -Lavatory - Install the waste piping to code.

- 27. Second Floor -Lavatory - Repair/replace the fixture that is missing, broken or has parts missing.
- 28. Second Floor -Plumbing - General - Provide proper fixture spacing.
- 29. Second Floor -Toilet Facilities- Install a proper flanged fixture connection on a firm base.
- 30. Second Floor -Tub and Shower – install the waste piping to code
- 31. Second Floor -Tub and Shower - Install a hot water temperature limiting device.
- 32. Second floor – Tub and shower – Provide waste stopper

**HEATING, VENTING, GAS: \$1,800.00 (The bid is \$3,600.00 and the owner paid \$1,800.00 on 09/13/2018. Current balance is \$1,800.00. Please see the next pages of Heating, Venting, Gas quote and proof of payment). The work may be started on 10/01/2019 and completed on 11/01/2019.**

- 1. Clean and Orsat test furnace burner, Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a license contractor that the heating unit is safe.
- 2. 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.
- 3. Replace furnace flue venting to code.
- 4. Provide adequate clearance from flue vent pipe on furnace to combustible materials or provide approved shielding according to code.
- 5. Vent clothes dryer to code and provide approved gas piping and valve
- 6. Provide adequate combustion air and support duct to code.
- 7. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
- 8. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior.
- 9. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
- 10. Repair and/or replace heating registers as necessary.
- 11. Provide heat in every habitable room and bathrooms.

TOTAL: \$ 32,800.00


All of the work is to be completed in a substantial and workmanlike manner for the sum of \$32,800.00  
 Payment : 10% down payment , 40% when start , the remain balance is due upon completion of work  
*This bid not include any un-evaluate 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 .*

Contractor : HAN PHAN

Date

**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 07/02/2019