

July 15th 14

Scope Of Work

1177-1179 St. Paul Ave, St. Paul, MN

General Construction

Demolition:

1. All work shall include "normal" demolition work required
2. Drywall removal/patch/repair to repair current missing pieces and damaged areas.
3. Complete the demolition checklist
4. Save door stops/hinges wherever possible
5. Save Smokes / CO2's if possible
6. Save Kitchen Cabinets – DO NOT DEMO
7. Save kitchen and dining room light fixtures
8. Remove both bathroom vanities
9. If plumbing valves do not leak do not replace

Exterior and Landscaping:

1. Landscape per landscape plan (attached)
 2. Ensure proper drainage away from foundation
 3. Remove center tree, fill in and seed for lawn.
 4. Remove Bushes on inner corner (closer to sidewalk)
 5. Install new plants/rock/plastic etc according to plan (attached)
 6. Trim all saved trees to healthy height
 7. Clean up center garden area, rock and install crescent edger's
 8. Install crescent edger's to 1177 side.
 9. Install landscaping plastic on all front garden area's
 10. Install landscape rock in all front garden area's
 11. Replace all windows – Both Units
 12. New gutter on rear of house
 13. Replace service door at 1177 32" LH
 14. Repair Gutters on front corner of house (both 1177 & 1179 outside corners)
 15. All new siding, LP and Stone on Front, Vinyl Triple 3 on back 3 sides, with 8" rub rail as bottom course next to driveway. See attached siding plan.
 16. Repair rear fence between yards
 17. Repair fence gates
 18. Stain All exterior privacy Fencing
- 1177 Rear Side:**
19. Demo Garage, pad, walk to rear stoop.
 20. Remove Tree's behind garage and the three on the inside of the fence near garage door.
 21. Paint Garage at 1177 – To Match Triple 3 Blue Color
- 1179 Rear Side:**
22. Clean up rear garden bed – nearest to shed
 23. Remove timbers on inside of fence area – all of them.

Scope Of Work

24. Remove timbers on shared fence area – move Hasta plants over to garden bed near garage.
25. Straighten out garden bed closest to Garage – install edging, rock around Hasta plants.
26. Leave concrete pad
27. Clean up garden area outside the fence – nearest garage/driveway, leave timbers, rock and add hastas.

1179 Interior Work:

1. Demo Carpet/Flooring
2. SAVE Bathtub and Bathroom Flooring
3. Demo all bathroom wall tile, save floor tile and toilet, remove sink, save mirror cabinet, remove toilet topper.
4. Closets – remove shelving and store safely. Leave brackets in place that make sense to re-install normal amounts of closet shelving
5. Closets – Re-Install Shelving once painting is complete
6. Remove all interior window trim and save
7. Remove all interior base trim and save
8. Patch all holes, nails, patches, etc. needed and match texture
9. Install new 48" bi-fold door or repair current furnace doors
10. Repair replace door stops as necessary - Install door stops prior to locksets
11. Install all new door hardware, interior and exterior, including cabinetry
12. Check for 3 smokes (each BR) and 1 smoke CO combo for hall.
13. Scrape and repaint rear door
14. Install new 36" Front Door
15. Fix all floor squeaks, prior to flooring going in.
16. Thoroughly Clean Crawl Space, install 3 utility lights on switch
17. Foam all penetrations in crawl space and ensure rim joist is well insulated
18. Lay down HEAVY MIL plastic in crawl space, with minimum 2' overlap on seams
19. Install new smoke & CO2 per code – white
20. Install all new light fixtures throughout
21. Re-install washer/dryer
22. Install all new appliances
23. Install granite countertops (color TBD)
24. Tile shower Surround
25. Install base and casing trim after wood floor (4.25 and 2.25 colonial)
26. Install bathroom wall fixtures (TP and Towel – Into STUDS)

1177 Interior Work:

1. Demo Carpet/Flooring
2. SAVE Bathtub and Bathroom Flooring
3. SAVE – All BR Carpet
4. SAVE – Dark Brown Paint in front Bedroom
5. SAVE – 2 bedroom lights
6. Demo all bathroom wall tile, save floor tile and toilet, remove sink, save mirror cabinet, remove toilet topper.

Scope Of Work

7. Closets – remove shelving and store safely. Leave brackets in place that make sense to re-install normal amounts of closet shelving
8. Closets – Re-Install Shelving once painting is complete
9. Remove all interior window trim and save
10. Remove all interior base trim and save
11. Patch all holes, nails, patches, etc. needed and match texture
12. Install new 48" bi-fold door or repair current furnace doors
13. Repair replace door stops as necessary - Install door stops prior to locksets
14. Install all new door hardware, interior and exterior, including cabinetry
15. Check for 3 smokes (each BR) and 1 smoke CO combo for hall.
16. Scrape and repaint rear door
17. Install new 36" Front Door
18. Install new 32" RH Rear Door
19. Fix all floor squeaks, prior to flooring going in.
20. Thoroughly Clean Crawl Space, install 2-3 lights on switch
21. Foam all penetrations in crawl space and ensure rim joist is well insulated
22. Lay down HEAVY MIL plastic in crawl space, with minimum 2' overlap on seams
23. Install new smoke & CO2 per code – white
24. Install all new light fixtures throughout
25. Re-install washer/dryer
26. Install all new appliances
27. Tile shower Surround
28. Install base and casing trim after wood floor (4.25 and 2.25 colonial)
29. Install bathroom wall fixtures (TP and Towel – Into STUDS)
30. Install new granite C-TOPs

1179 Garage:

1. Tear Down and re-build Garage 21'x16'
2. Basic Design to match 1177 garage – but with 6" curb or 8" block on top of slab, door inside fence facing east, 1 window facing north, 3 roof vents facing south.
3. Triple 3 siding to match house , LP wide trim on OHD and Side Door and Window

Electrical

1. Replace GFI's if not white
2. Connect Dishwasher
3. Wire new garage, GDO, single light on switch, exterior lights on switch (2 front, 1 side)
4. Install 6 can lights in living room on dimmer switch
5. MC-Replace all new light fixtures (save 2-3 fixtures for re-use in 1177)
6. MC-Index Fuse Box
7. MC-Thoroughly clean switches and receptacles
8. MC-Install new cover plates throughout

Plumbing

1. Install 2 kitchen sink (no disposal) (single bowl)
2. Install 2 Dishwasher
3. Install 2 Fridge Water
4. Install 2 Bathroom Faucets
5. Install 2 Bathroom Toilets
6. Install 2 Bathroom Shower Valves
7. 1177 – New Exterior Spigot (check other side too)
8. Replace valves as necessary (1/4 turn)

Mechanical HVAC

1. Clean ductwork upon completion (\$150 budget max)
 - a. Or just have our guys vacuum everything out really good
2. Install new Filter boxes
3. Replace both furnace filters
4. Thoroughly clean out furnaces and test
5. Install bath fans in both bathrooms, on with switch
6. Option price to install AC (use existing A-Coil)

Flooring

1. Save Bathroom Tile floor in both units, repair as necessary
2. Install new vinyl flooring in kitchen and dining areas (with new underlayment)
3. Install new Tile at entry
4. Install wood floor in living room and hall
5. Install new carpet in all bedrooms (fix any floor squeaks and scrape clean floor prior to carpet)
6. Repair subfloor as needed for appropriate floor installations (tile / wood / carpet / etc.)

Painting

1. Paint all Ceiling and Closets CHB (flat)
2. Paint all living spaces Accessible Beige (flat)
3. Paint all bedrooms Tony Taupe (flat) (Master Bedroom at 1179 can stay brown)
4. Paint Kitchen (3 walls) and bathroom Sand Fossil (satin)
5. Paint all trim Pro Classic – Extra White - Satin
6. Painting contractor to fill small holes from nails/tacks/screws/etc. Large repairs completed by general contractor.