

# Superior Asset Management

Work Plan-Break down plan of rehabilitation

604 East A Street, Iron Mountain MI 49801  
Superior Asset Management

Work Plan-Break down plan of rehabilitation      Date: August 9, 2017

TO: Safeguard Properties  
 Hazard Claims Department  
 7887 SAFEGUARD CIRCLE  
 VALLEY VIEW OH 44125

Phone # 9062211856  
 Job Location 1426 DESOTO STREET  
 ST PAUL, MN 55133

GC: Al Johnson  
 ALJ Construction, LLC  
 612-986-3476  
 MN lic #BC631172

Building	
1 dry out basement and eliminate source of moisture	\$ 900.00
2 install floor covering in bathroom and kitchen that is impervious to water	6.00 a sq ft
3 repairs walls, ceiling and floors throughout, as necessary	4.00 a sq ft
4 prepair and paint interior and exterior as necessary	1.00 a sq ft
5 framing members that require repair or not to code	\$ 450.00
6 charred building components shall be replaced where wall and ceiling covering is removed install full thickness or code-specified insulation	\$ 375.00
7 specified insulation	3.00 a sq ft
8 air-seal and insulate attic/access door	\$ 450.00
9 install smoke detectors/CO2 per MN code	125.00 each
10 major clean-up of premises	50.00 a cubic yard
11 repair siding,soffit,fascia,trim etc.. As needed	7.00 a ln ft
12 remove mold, mildew and moldy damaged materials provide proper drainage around house to direct water away from foundation	will be removed with drywall repair
13 foundation	15.00 a cubic yard
14 install rain leaders to direct water away from foundation	14.00 a ln ft
15 provide general rehabilitaion of garage install address numbers visible from the street and on the alley side of garage	\$ 1,500.00
16 grade must drain away from foundation of dwelling	\$ 100.00
17 remove all of lower level drywall and charred wood from house	15.00 a cubic yard
18 mud jack south-west corner of garage slab and repair siding	1.00 a sq ft
19 install handrails and guardrails at all stairways repair/repalce any deteriorated window sash,broken glass, sash holders	\$ 579.46
20 as needed	16.00 a ln ft
21 storms and screens on window and door openings	350.00 each
22 functional hardware at all doors and windows	included in window price
23 exit doors shall be capable of being opened from the inside easily	35.00 each
24 repair/repalce damaged doors and frames as needed	included in new door
25 weather seal exterior doors, thresholds and weather-stripping	350.00 each
26 permit	included in new door
27 permit	fee set by city
<b>ESTIMATED COST FOR BUILDING VIOLATIONS</b>	<b>\$ 46,289.00</b>
<b>Time frame for building repairs:</b>	
<b>To begin 9/1/17 and complete 2/28/18</b>	

Electrical	
1 properly wire microwave/hood fan above range	\$ 190.00
2 install box extensions on devices mounted in wood paneling	20.00 each
3 install hard-wired, battery backup CO2 smoke detectors	125.00 each
4 properly support/wire exterior luminaire at entry door	\$ 125.00
5 remove all illegal wiring	included in rewire
6 repair damaged electrical due to fire	7.00 a sq ft
7 install globe type fixtures on all closet openings	100.00 each fixture
8 properly wire dishwasher/disposal	included in wiring fee
9 test all electriac outlets and working properly	100.00 an hr
10 provide a complete circuit directory at service panel	\$ 150.00
11 verify that fuse/circuit breaker amps match wire size in panel	included in rewire
12 close openings in service panel with knockout seals	included in rewire

- |   |                              |
|---|------------------------------|
| 13 properly strap and support cables and conduits               | included in rewire           |
| 14 repair/replace all broken, painted over or loose recepticles | 4.50 each                    |
| 15 check all recpticals for proper polarity                     | included when testing per hr |
| 16 permit   | set by city                  |

**ESTIMATED COST FOR ELECTRICAL VIOLATIONS** **\$ 8,484.00**

\* wiring cost included remove/replacement box, outlet and properly affixing per code

**Time frame for electrical work:**

**Rough-in service 9/15/17-9/29/17**

**Finish and inspections - 1/26/18-2/2/18**

**Plumbing**

- |  |                              |
|--|------------------------------|
| basement - gas piping - install an approved shut off/connector and gas       |                              |
| 1 piping for dryer   | \$ 175.00                    |
| 2 basement - gas piping - add appropriate metal hangers                      | 20.00 a ln ft                |
| 3 basement - gas piping - vent clothes dryer to code                         | \$ 150.00                    |
| 4 basement - laundry tub - install a proper fixture vent to code             | \$ 550.00                    |
| 5 basement - laundry tub - install the waste pipe to code                    | 16.00 a ln ft                |
| 6 basement - laundry tub - install water piping to code                      | 16.00 a ln ft                |
| 7 basement - lavatory - install proper fixture vent to code                  | \$ 125.00                    |
| 8 basement - lavatory - install waste piping to code                         | 16.00 a ln ft                |
| 9 basement - lavatory - install water piping to code                         | 16.00 a ln ft                |
| 10 basement sink - install proper fixture vent to code                       | 75.00 each                   |
| 11 basement sink - install waste piping to code                              | 16.00 a ln ft                |
| 12 basementsink - install water piping to code                               | 16.00 a ln ft                |
| basement - soil and wast piping - replace all improper connections,          |                              |
| 13 transitions, fittings or pipe usage                                       | will be done per replacement |
| 14 basement - tub and shower - install a proper fixture vent to code         | \$ 150.00                    |
| 15 basement - tub and shower - waste piping to code                          | 16.00 a ln ft                |
| 16 basement - tub and shower - install water piping to code                  | 16.00 a ln ft                |
| 17 basement - tub and shower - replace the waste and over flow               | \$ 398.25                    |
| 18 basement - water heater - install gas shut off and piping to code         | 16.00 a ln ft                |
| 19 basement - water heater - install water heater gas venting to code        | \$ 165.13                    |
| 20 basement - water heater - install water piping for water heater to code   | \$ 34.62                     |
| 21 basement - water heater must be fired and in service                      | Included in total below      |
| 22 basement - water meter -repair water meter                                | \$ 310.30                    |
| basement - water meter - service valve smust be funcitonal and installed     |                              |
| 23 ot code   | Included in total below      |
| basement - water piping - repair/replace all the corroded, broken or         |                              |
| 24 leaking water piping  | 16.00 a ln ft                |
| 25 basement water piping - replace all the improperly sized water piping     | 16.00 a ln ft                |
| 26 basement - provide water pipinmg to all fixtures and appliances           | 16.00 a ln ft                |
| bathroom - plumbing general - remove all unused wast, vent, water, gas       |                              |
| 27 puping to the main and cap or plug ot code                                | included in replacement cost |
| 28 exterior - lawn hydrants - lawn hydrant requires back flow preventer      | \$ 598.16                    |
| 29 exterior - piping vengts - install the correct size                       | included in replacement cost |
| exterior - piping vents - repair/replace broken piping, improper or no       |                              |
| 30 flashing  | included in replacement cost |
| 31 first floor - lavatory - install proper fixture to code                   | 75.00 each                   |
| 32 first floor - lavatory - install waste pipe to code                       | 16.00 a ln ft                |
| 33 first floor - lavatory - install water piping to code                     | 16.00 a ln ft                |
| fist floor - lavatory - repair/replace fixture that is mising, broken or has |                              |
| 34 parts missing   | \$ 121.04                    |
| first floof -plumbing - general - provide a water tight joint between the    |                              |
| 35 fixture and the wall or floor   | included in replacement cost |
| first floor - plumbing - general - obtain pemrits and provide                |                              |
| 36 tests/inspections for any plumbing performed wihtout permits              | \$ 250.00                    |
| 37 first floor- tub and shower - install a proper fixture to code            | \$ 225.00                    |
| 38 first floor - tub and shower - install waste piping to code               | 16.00 a ln ft                |
| 39 fist floor - tub and shower - install wate rpiping to code                | 16.00 a ln ft                |
| first floor - tub and shower - replair/replace the fixture that is missing,  |                              |
| 40 broken or has parts missing   | included in replacement cost |
| 41 first floor - tub and shower - replace the waste andoverflow              | \$ 225.00                    |
| 42 permit  | set by city                  |

**ESTIMATED COST FOR PLUMBING VIOLATIONS** **\$ 11,257.00**

\* plumbing cost per ln ft includes removal replacement of proper size, fittings and hangers

**Time frame for plumbing work:**

**Rough-in 9/29/17-10/13/17**

**Finish and inspections 2/2/18 - 2/9/18**

**Heating**

install approved level handle manual building shutoff gas valve in a		
1 ccessible location	\$ 116.15	
2 clean and/or replace furnace burner for safe heating	\$ 550.00	
3 replace furnace flue	\$ 1,500.00	
4 vent clothes dryer to code	\$ 76.87	
5 provide support for gas lines to code	\$ 500.00	
6 plug,cap and/or remove all disconnected gas lines	\$ 17.33	
7 proper venting in bathroom	\$ 157.88	
8 clean ducts	part of cleaning fee for furnace	
9 repair/repalce heating registers as needed	20.00 each	
10 provide heat in every room	Included in total below	
11 witnessed pressure test on gas piping system	\$ 214.67	
12 remove remaining condensor unit and coil in plenum wreplace with new	\$ 837.10	
13 permit	set by city	
<b>ESTIMATED COST FOR HEATING VIOLATIONS</b>		<b>\$ 3,970.00</b>

**Time frame for heating work:**

**Rough-in 10/13/17-10/27/17**

**Finish and inspections 2/9/18 - 2/16/18**

**ESTIMATED COST FOR ALL VIOLATIONS**

**\$70,000.00**