

Work schedule for 1333 MARGARET St. St. Paul, MN

Two weeks out. Have completed structural up grades including joist hangers and 5, 2 by 12s as required. , first floor framing, also bring load baring supports in basement up to code. two first floor windows replaced and siding installed to them. Remove any debris from house, including non conforming flooring materials. Also install street address to house, there is no alley.
 One week out plumbing contractor to start rough in plumbing.

After two weeks . Electrical contractor and heating contractor to start rough in work.

After fourth week. Have windows replaced as needed, including windows with tempered glass to meet code.
 start to Insulate, Sheet rock and tape main floor and any repairs needed through out the house. Install hand rails and fill in openings at risers of basement steps. Install bracing at gable ends and Tinss bracing in garage. Install one hour fire rated material on east and west end of garage to roof decking. Also install floors to code in upper bathroom and kitchen.

Week seven . Have interior painting finished. Have contractors start finish work, heating electrical and plumbing. Install any smoke detectors that are not able to be hard wired.

Week eight, start flooring repairs and sanding on main floor. Install kitchen floor to code. Install kitchen cabinets.

Week ten, paint exterior trim as needed on house and garage, including any repairs. This is minimal do to have been painted and aluminum soffits on house and garage.

Week eleven to week fourteen. change grade of soil levels as per compliant inspection. Have driveway installed. Tuck point foundation , install footings for front and back steps. Build steps.

Week sixteen have carpeting installed in upper and stairs going to second floor. Review list of unfinished projects to get final inspections done.

Complete any outstanding work to complete house.

Have all work finished by end of week 18.
 June 29th, 2012.

Costs.	
--------	--

Plumbing				\$9000.00
Electrical				5000.00
Heating, duct work *				3500.00
Driveway, and steps and grading				3000.00
Window are s paid for				

Supplies including millwork Construction materials sheet rock Paint ect.				4000.00
Kitchen cabinets and counter tops				1500.00
Flooring, including carpeting				3000.00
added labor, myself and misc. workers				5000.00
*Furnace is paid for, wants to replace all ducts.				
Permits				1000.00
Total costs				\$34000.00

Please note, I have had house electrical upgraded to 100 amp service

I have had house re-roofed and garage re-roofed.

Gutted interior main floor.

Painted exterior of garage and house.

Purchased furnace and windows.

I would like the amount needed to finish home reduced to \$40,000.00 If you do allow me to continue on property.

Thank you, Jon Larsen