

# 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

Building	
1 dry out basement and eliminate source of moisture	Included in total below
2 install floor covering in bathroom and kitchen that is impervious to water	Included in total below
3 repairs walls, ceiling and floors throughout, as necessary	Included in total below
4 prepair and paint interior and exterior as necessary	Included in total below
5 framing members that require repair or not to code	Included in total below
6 charrded building components shall be replaced where wall and ceiling covering is removed install full thickness or code-specified insulation	Included in total below
7 air-seal and insulate attic/access door	Included in total below
9 install smoke detectors/CO2 per MN code	Included in total below
10 major clean-up of premises	Included in total below
11 repair siding,soffit,fascia,trim etc.. As needed	Included in total below
12 remove mold, mildew and moldy damaged materials provide proper drainage around house to direct water away from foundation	Included in total below
13 foundation	Included in total below
14 install rain leaders to direct water away from foundation	Included in total below
15 provide general rehabilitaion of garage install address numbers visible from the street and on the alley side of garage	Included in total below
16 grade must drain away from foundation of dwelling	Included in total below
17 remove all of lower level drywall and charred wood from house	Included in total below
19 mud jack south-west corner of garage slab and repair siding	Included in total below
20 install handrails and guardrails at all stairways repair/repalce any deteriorated window sash,broken glass, sash holders as needed	Included in total below
22 storms and screens on window and door openings	Included in total below
23 functional hardware at all doors and windows	Included in total below
24 exit doors shall eb capable of being opened from the inside easily	Included in total below
25 repair/repalce damaged doors and frames as needed	Included in total below
26 weather seal exterior doors, thresholds and weather-stripping	Included in total below
27 permit	Included in total below
<b>TOTAL COST FOR BUILDING VIOLAITONS</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	Included in total below
2 install box extensions on devices mounted in wood paneling	Included in total below
3 install hard-wired, battery backup CO2 smoke detectors	Included in total below
4 properly support/wire exterior luminaire at entry door	Included in total below
5 remove all illegal wiring	Included in total below
6 repair damaged electrical due to fire	Included in total below
7 install globe type fixtures on all closet openings	Included in total below
8 properly wire dishwasher/disposal	Included in total below
9 test all electiracI outlets and working properly	Included in total below
10 provide a complete circuit directory at service panel	Included in total below
11 verify that fuse/cicuit breaker amps match wire size in panel	Included in total below
12 close openings in service panel with knockout seals	Included in total below



Heating		
install approved level handle manual builfing shutoff gas valve ina		
1 ccessible location	Included in total below	
2 clean and/or replace furnace burner for safe heating	Included in total below	
3 replace furnace flue	Included in total below	
4 vent clothes dryer to code	Included in total below	
5 provide support for gas lines to code	Included in total below	
6 plug,cap and/or remove all disconnected gas lines	Included in total below	
7 proper venting in bathroom	Included in total below	
8 clean ducts	Included in total below	
9 repair/repalce heating registers as needed	Included in total below	
10 provide heat in every room	Included in total below	
11 witnessed pressure test on gas piping system	Included in total below	
12 remove remaining condensor unit and coil in plenum wreplace with new	Included in total below	
13 permit	Included in total below	
<b>TOTAL COST FOR HEATING VIOLATIONS</b>		<b>\$ 3,970.00</b>
<b>Time frame for heating work:</b>		
<b>Rough-in 10/13/17-10/27/17</b>		
<b>Finish and inspections 2/9/18 - 2/16/18</b>		

<b>TOTAL COST FOR ALL VIOLATIONS</b>	<b>\$70,000.00</b>
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