

Work Plan-Break down plan of rehabilitation

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

Time frame for building repairs:
To begin 9/1/17 and complete 2/28/18

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 electrical 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
- 14 repair/replace all broken, painted over or loose receptacles
- 15 check all recepticals for proper polarity
- 16 permit

Included in rewire
4.50 each
Included when testing per hr
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 functional 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 |
| first floor - lavatory - repair/replace fixture that is misling, 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 first floor - tub and shower - install water piping 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 accessible 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/replace 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

ESTIMATED COST FOR HEATING VIOLATIONS

\$ 3,970.00

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

Paul M. Julian

08-22-2017

Ol Johnson

08-22-2017

Denise J. Sauld
Notary Public
State of Wisconsin

Denise J. Sauld

My commission expires 11-11-2017