

975 Hudson Rd Work plan 11/7/22

Items Completed to Date

1. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1) – **Completed**
2. Where wall and ceiling covering is removed install full thickness or code-
3. specified insulation. MN Energy Code Ch. 1322.1101 (except. 4) - **Completed**
4. Remove wall and ceiling covering in the basement. – **Completed**
5. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1) – **Completed**
6. Dry out basement and eliminate source of moisture. SPLC 34.10 (10) - **Completed**
7. Provide major clean-up of premises. SPLC 34.34 (4) - **Completed**
8. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC - **Completed**
9. Insure all of 1st and 2nd floors are wired to current NEC standards. - **Completed**
10. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC - **Completed**
11. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC - **Completed**
12. Close openings in service panel/junction boxes with knockout seals, breaker
13. blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), - **Completed**
NEC
14. Properly strap and support cables and/or conduits. Chapter 3, NEC – **Completed**
15. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. - **Completed**
16. Basement -Laundry Tub -(MPC 701) Install the waste piping to code. - **Completed**
17. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code. - **Completed**
18. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code. - **Completed**
19. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code. - **Completed**
20. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping. - **Completed**
21. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage. - **Completed**
22. Basement -Soil and Waste Piping -(MPC 709.1) Install a front sewer clean out. - **Completed**
23. Basement -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016. - **Completed**
24. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
Completed
25. Basement -Water Meter -(MPC 609.11) Support the water meter to code. **Completed**
26. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the
27. first major take off. **Completed**
28. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded,

- 29. broken, or leaking water piping. **Completed**
- 30. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint
- 31. between the fixture and the wall or floor. **Completed**
- 32. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a
- 33. backflow preventer. **Completed**
- 34. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code. - **Completed**
- 35. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code. - **Completed**
- 36. First Floor -Sink -(MPC 701) Install the waste piping to code. - **Completed**
- 37. Second Floor -Lavatory -(MPC 701) Install the waste piping to code. - **Completed**
- 38. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code. - **Completed**
- 39. Second Floor -Tub and Shower -(MPC .0100 P & Q & 419.2) Install the water piping to code. - **Completed**
- 40. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code. - **Completed**
- 41. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code. - **Completed**
- 42. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing - **Completed**
- 43. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).- **Completed**
- 44. New furnace installation - **Completed**

Proposed Work Plan

December 2022:

Building –

1. Tuck point basement as necessary.
2. Finish installing sheetrock and mudding to repair walls and ceiling throughout, as necessary.
3. Fire block and seal chases in basement ceiling.
4. Paint throughout.

Electrical –

1. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code.
2. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly.
3. Properly support/wire exterior luminaire (light fixture) at entry door.
4. Install bath fan.

Complete final electrical inspection.

January 2023:

Building –

1. Install kitchen cabinets
2. Install tub surround
3. Install flooring throughout, including flooring impervious to water in the kitchen and bathroom.
4. Repair or Replace the exterior doors to code, to provide easy to open, weather sealed doors, thresholds, and hardware.
5. Install smoke and carbon monoxide detectors to code.

Plumbing –

1. Install bath tub, toilet, vanity, and kitchen sink.
- Complete final plumbing inspection.

February 2023

Building –

1. Air-seal and insulate attic/access door.
2. Install handrails and guardrails throughout as necessary.
3. Repair all storm and screens as necessary. Install functional hardware in all windows.

March/April 2023

Building –

1. Repair soffit, fascia, trim on exterior of the house to provide an air sealed, weather sealed, vermin sealed exterior.
2. Repair or replace any deteriorated window sashes.
3. Tuck pointing exterior as necessary.

HVAC –

1. Clean Ducts
- Complete final HVAC inspection

Complete final building inspection

Receive Certificate of Occupancy