


## Timeline for 1971 Nortonia ave

- November 29<sup>th</sup> 2023 anticipated date of permits allowed to be applied for.
- November 29<sup>th</sup>-December 6<sup>th</sup> all contractors will apply for their respective permits.
- December 7<sup>th</sup>- December 14<sup>th</sup> contractors will request inspection/meeting with inspectors to verify what may be required to “undo” in order for a rough in inspection to be performed. This must be done prior to work commencing as a lot of rough in work was completed and covered by sheetrock.
- December 15<sup>th</sup>- Work will commence with all contractors starting as soon as they have an understanding of what inspector will require. (work may start earlier if prior requirements have been met quicker)
- January 31<sup>st</sup> 2024 all contractors will have all work completed and all inspections passed.



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Lenny Frolov      11/27/2023

## REMODELING PROPOSAL

Date: 11/9/2023

### **Kaspars Kalnitis Contracting, LLC**

License: BC639885

EPA Certification # NAT-121520-3

Address:

3455 Tyler Street NE  
Minneapolis, MN 55418

Phone: 612-868-4771

Project Type: Remodeling

Submitted to: Lenny Frolov

Phone: 612-242-9073

Project Address: 1971 Nortonia Ave  
St Paul, MN

Approx. start date: TBD  
Approx. completion date: TBD

I hereby submit the following specifications and estimates:

### **Work To Be Done (Materials Are Not Included)**

#### **From the city of St Paul Code Compliance Report: `**

1. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10(1)  
) Done
2. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. S  
PLC  
34.10 (4)
4. Repair walls, ceiling and floor throughout, as necessary. SPLC 34.34 (6) 40h
5. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1) Done
6. Any framing members that require 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)

7. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8
8. Where wall and ceiling covering is removed install full thickness or code- specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
9. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
10. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1 Done
11. Provide major clean-up of premises. SPLC 34.34 (4)
12. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317 Done
13. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
14. Provide weathersealed, air sealed and vermin sealed exterior. SPLC 34.32(2)
- \*\*\*Take note of the hole in the foundation near the front window. Check all other locations as well.
15. Replace or repair landing and stairway per code. SPLC 34.09 (2)
16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
18. Install downspouts and a complete gutter system. SPLC 34.33 (1d) Done
19. Install rain leader to direct drainage away from foundation. SPLC 34.33 (1d)
20. Replace house and garage roof covering and vents to code. SPLC 34.09 (1) Done
21. Install flashing in an approved manner at the intersection of the roof with walls, chimneys, and other conjoined surfaces. SPLC 34.09 (1)
22. Repair chimney in an approved manner. SPLC 34.09(1)
23. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317 Done
24. Provide general rehabilitation of garage. SPLC 34.32 (3)
25. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b) Done
26. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
28. Remove and replace to code the front and rear deck/stair assemblies.
29. Replace garage overhead door and service door.
30. Install handrails (34 inches -38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312



31. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3) Done
32. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
33. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
34. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h) Done
35. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
36. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

**Total project: \$32000**

#### **PRE- LIEN NOTICE**

**A) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS. (B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.**

#### **CHANGE ORDERS**

**Any changes, deviation or unforeseen conditions from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the contract. All agreements contingents upon strikes, accidents, or delays beyond our control.**

#### **Acceptance of contract –**

The above price, specifications and conditions are satisfactory and are hereby accepted. Kaspars Kalnitis is authorized to do the work as specified above, and payments will be made as detailed above.

Authorized person's signature \_\_\_\_\_

Date \_\_\_\_\_

11/27/23

Contractor's signature \_\_\_\_\_

Date \_\_\_\_\_

11/10/23

MESPO HEATING & COOLING, INC.

# Invoice

<b>Date:</b> 11/13/2023 <b>MESPO HEATING &amp; COOLING, INC</b> 1904 Glenwood Ave N Minneapolis, MN 55405 <b>Contact:</b> Busby Dasent <b>Email:</b> busbydasent@gmail.com <b>Phone:</b> 763-360-4733 <b>Fax:</b> 612-353-6560		<b>Bill to:</b> LF Holdings, LLC Lenny Frolov 7040 Lakeland Ave Brooklyn Park, MN Email: homes@lennyfrolov.com	<b>Service address:</b> 1971 Nortonia Ave St. Paul, MN 55119
<b>Service Type:</b> 1.Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe. 2. Vent clothes dryer to code. 3. Provide support for gas lines to code. 4.Plug, cap and/or remove all disconnected gas lines. 5.Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed. 6.All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned. 7.Repair and/or replace heating registers as necessary. 8.Provide heat in every habitable room and bathrooms. 9.Conduct witnessed pressure test on gas piping system and check for leaks.			<b>Total</b>
Note: No cosmetic work included No extra work included No warranty on all parts			
<b>Material</b>			
<b>Labor/service call</b>			
<b>Tax (7.5%)</b>			
<b>TOTAL</b>			\$3,000.00
<b>Down payment</b>			
<b>Balance due</b>			
<b>AGREEMENT:</b> I hereby authorize the work above have been completed. Unless explicitly agreed prior to commencement of work, payment will be due in full upon completion of the work or services provided. The full amount, less any payments already made, is payable. A lien against your property will be filed if full payment is not received wit in 30 days of invoice submission.		<b>LIMITED WARRANTY:</b> All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by Mespo Heating and Cooling Inc is guaranteed for 30 days or as otherwise indicated in writing. Mespo Heating and Cooling Inc makes no other warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of Mespo Heating and Cooling Inc.	
Acceptable methods of payment are: <input type="checkbox"/> Cash <input type="checkbox"/> Check DL# _____ <input type="checkbox"/> Credit card ___MC ___Visa ___AMEX Exp date _____		<input type="checkbox"/> REGULAR <input type="checkbox"/> WARRANTY: 1 year on parts and labor. Heat exchange warranty by manufactory <input type="checkbox"/> SERVICE CONTRACT	

*Thank you for your business*

North Side Electric  
northsideelectric@yahoo.com  
License ea686611  
10831 Major Ave N  
Brooklyn Park Mn 55443  
Cell 651 202 6556  
Phone 612 521 8815





Lenny Frolov  
1971 Norton is  
St Paul MN  
3139771086

## INVOICE

Invoice # 0001227  
Invoice Date 11/14/2023  
Due Date 11/14/2023

Item	Description	Unit Price	Quantity	Amount
Service	<p>1. Finish rewiring home done by others. Please note all wiring was done by previous contractor.</p> <p>2. Install outlets and lights and hook up all mechanicals.</p> <p>3. Properly wire electric dryer receptacle/ branch circuit / overcurrent device to current NEC.</p> <p>4. Repair or replace broken painted over receptacles, luminaries , switches and plates to current.</p> <p>5. Check all outlets including 2 prone for proper polarity, plus verify if 3 prong outlets have proper ground. Rewire or replace outlets not functioning.</p> <p>6. Install box extensions wher needed.</p> <p>7. Install smoke alarms and co detectors where needed.</p> <p>8. Properly support support entry way light.</p> <p>9. Remove all illegal and hazardous wiring.</p> <p>10. Properly wire multi circuits in panel board</p> <p>11. Properly wire furnace, water heater, dishwasher, disposal and electrical stove to code.</p> <p>12. Rewire all electrical dated after blank to new nec and label panel directory.</p> <p>13. Install correct circuit breakers for the panel it's listed for and verify that each breaker and wire are sized correctly.</p> <p>14. Strap nm cables or conduits to code.</p>	5000.00	1.00	5,000.00



	<b>Subtotal</b>	5,000.00
	<b>Total</b>	5,000.00
	<b>Amount Paid</b>	0.00
	<b>Balance Due</b>	\$5,000.00





4591 2-1/2 St NE  
Fridley, MN 55421  
whiteeagleplumbing@gmail.com  
612-275-8874

# White Eagle Plumbing

Estimate

For: LF Properties LLC

Estimate No: 3249

Date: 11/09/2023

Job Address 1971 Nortonia Ave St. Paul, Mn

Description	Amount
We will be putting air on the entire plumbing system DWV and checking to make sure all piping is sized correctly and ran properly. Check out all water piping and make sure it's sized correctly. Check to make sure all fixtures are correctly installed. Pull all necessary permits and get all the plumbing inspected	\$3,500.00
We will be making sure the water heater is in service and working. (Can't be fired since it's electric) We will repair any water lines corroded, broken,leaking or in need of repair. We will be making sure all fixtures are of a water tight seal to floors and walls. Work includes the following repairs from code compliance. 1. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service. 2. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping. 3. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor. 4. First Floor -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.	
Subtotal	\$3,500.00
Total	\$3,500.00

  
Chad Krueger