

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

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

Building	
1 dry out basement and eliminate source of moisture	\$ 900.00
2 install floor covering in bathroom and kitchen that is impervious to water	6.00 a sq ft
3 repairs walls, ceiling and floors throughout, as necessary	4.00 a sq ft
4 prepair and paint interior and exterior as necessary	1.00 a sq ft
5 framing members that require repair or not to code	\$ 450.00
6 charred building components shall be replaced	\$ 375.00
where wall and ceiling covering is removed install full thickness or code-	
7 specified insulation	3.00 a sq ft
8 air-seal and insulate attic/access door	\$ 450.00
9 Install smoke detectors/CO2 per MN code	125.00 each
10 major clean-up of premises	50.00 a cubic yard
11 repair siding,soffit,fascia,trim etc.. As needed	7.00 a ln ft
12 remove mold, mildew and moldy damaged materials	will be removed with drywall repair
provide proper drainage around house to direct water away from	
13 foundation	15.00 a cubic yard
14 install rain leaders to direct water away from foundation	14.00 a ln ft
15 provide general rehabilitation of garage	\$ 1,500.00
install address numbers visible from the street and on the alley side of	
16 garage	\$ 100.00
17 grade must drain away from foundation of dwelling	15.00 a cubic yard
18 remove all of lower level drywall and charred wood from house	1.00 a sq ft
19 mud jack south-west corner of garage slab and repair siding	\$ 579.46
20 install handrails and guardrails at all stairways	16.00 a ln ft
repair/repalce any deteriorated window sash,broken glass, sash holders	
21 as needed	350.00 each
22 storms and screens on window and door openings	included in window price
23 functional hardware at all doors and windows	35.00 each
24 exit doors shall be capable of being opened from the inside easily	Included in new door
25 repair/repalce damaged doors and frames as needed	350.00 each
26 weather seal exterior doors, thresholds and weather-stripping	Included in new door
27 permit	fee set by city
ESTIMATED COST FOR BUILDING VIOLATIONS	\$ 46,289.00
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	Included in rewire	
14 repair/replace all broken, painted over or loose recepticles	4.50 each	
15 check all recpticals for proper polarity	Included when testing per hr	
16 permit	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 piping 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 mislmg, broken or has		
34 parts missing	\$ 121.04	
first floor -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 fist floor - tub and shower - Install wate rpiping to code	16.00 a ln ft	
first floor - tub and shower - replair/replace the fixture that ls 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 bulifing shutoff gas valve ina		
1 ccessible 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/repalce heating registers as needed		20.00 each
10 provide heat in every room		Included in total below
11 witnessed pressure test on gas piplng 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
 Paul M. Julian 08-22-2017

Ol Johnson
 Ol Johnson 08-22-2017

Denise J. Sauld
 Notary Public
 State of Wisconsin

Denise J. Sauld
 My commission expires 11-11-2017