

## Vang, Mai (CI-StPaul)

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**From:** Chris Marquis <Chris.Marquis@mcs360.com>  
**Sent:** Friday, September 7, 2018 9:53 AM  
**To:** Moermond, Marcia (CI-StPaul); \*CI-StPaul\_LegislativeHearings  
**Cc:** Erick Flyckt; Adam Soczynski (Adam@uwillaw.com); jennifer.johnson25@usbank.com; joseph.travers@usbank.com  
**Subject:** 2096 Reaney Ave E Saint Paul, MN 55119 - Project Plan  
**Attachments:** 2096 Reaney Ave Saint Paul, MN 55119 - Project Plan.xlsx

Good Morning Marcia,

Thank you for giving us the opportunity to provide the attached project plan for this property. We anticipate all work being completed and the property being in compliance by 10/2/18 at the latest.

If you have any questions or need any additional information, please let me know.

Thank You,

### Chris Marquis

Vice President - Business Development/Operations, Mortgage Contracting Services

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Scope of work	Completed	Expected Completion Date
<b>General Building Repairs - Interior and Exterior</b>		
1. Dry out basement and eliminate source of moisture – Basement does not have existing water intrusion or visible seepage at the time of this estimate.	All except egress window	Egress window to be completed by 9/20
2. Where wall and ceiling covering is removed install full thickness or code specified insulation.		9/8/18
3. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible – throughout property -		10/1/2018
4. Provide major clean-up of premises – Trim trees and shrubs for curb appeal, cut grass as needed, remove snow as needed (during repair time-frame only) -	Completed	
		9/14/2018
5. Install water-proof enclosure in shower area – Shower doors @ all bathrooms - ea x (2) R&R fiberglass shower surrounds @ main and upper level bathrooms		9/14/2018
6. Repair siding, soffit, fascia, trim, etc. as necessary -		9/14/2018
7. Provide proper drainage around house to direct water away from foundation of house – Install Drain tile, rain leaders, re-grade around house & garage – 250lf re-grade, 300lf drain tile - re-grade around	Completed	
	Completed	
8. Provide proper drainage around house to direct water away from foundation of garage- See #7	Completed	
9. Provide general rehabilitation of garage – Level garage floor -		9/20/2018
R&R fascia		9/20/2018
roof	Completed	
repair/replace window trim		9/20/2018
paint exterior		9/20/2018
Lead test	Completed	
If test is positive for lead, add \$ for abatement.	N/A	
10. Remove new drywall from basement walls and ceiling installed without permit. Demo Basement walls & ceilings (and wall studs), save fixtures if salvageable. Remove basement wiring up to service panel Cap waste, vent, and supply lines at source Remodel basement back to current floor plan and ensure all work is done to current code.	Completed Completed Completed Completed Completed	9/20/2018
11. Replace broken tile in 1st. floor bathroom – R&R tile -		9/25/2018
12. Remove mold, mildew and moldy or water damaged materials – none visible at this time however, we have added allowance for hidden mold/mildew.	Completed	
13. 3 bedrooms on 2nd. floor meet code requirements.		9/14/2018
14. Replace garage service door and repair overhead door – Replace service and overhead doors -	Completed	

15. New stairs installed at rear of house for 2nd. floor. Not built to code – Demo and rebuild steps, railings, and upper landing -	Demo Completed	Only railing required per city - 9/20/2018
16. Roofing on house and garage installed without permit or inspections. Also, not installed per manufacture's recommendations. Remove and replace with all required inspections. See #9 for Garage roof. Remove and replace Rubber/EPDM roofing on house, to include proper flashing, roof vents, drip edge - (also includes the 1.5' strip of asphalt shingles on sides of upper level). Includes allowance for sheathing replacement.	Completed Completed Completed	
17. New fascia installed on garage without permits – See #9	Completed	
18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary – Repair/replace trim/wood on exterior side of 30 windows -		9/25/2018
19. Provide complete storms and screens, in good repair for all door and window openings – 30 windows and 3 entry doors -		9/25/2018
20. Provide functional hardware at all doors and windows – replace on all -		9/30/2018
21. Repair or replace damaged doors and frames as necessary, including storm doors – Replace Front door & jamb and both rear entry doors & jambs, broken interior door(s) -. Also see #19		10/1/2018
22. Repair walls, ceiling and floors throughout, as necessary – Drywall repair in Living room, R&R kitchen floor tile, backsplash tile, base trim in hallway, carpet @ 1st floor bedroom, baseboard @ 1st floor bedroom, re-carpet stairs to upper level, re-carpet entire upper level -		9/30/2018
23. Prepare and paint interior, ceilings, walls, doors and trim - and Exterior, house and garage, body, trim, and doors -		9/30/2018
24. 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 – Basement framing that was installed without a permit will be removed. All new framing will be installed and inspected before insulation and ceiling and/or wallcovering is applied.	Completed	
25. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner – General Construction permit and plan fee -	Completed	
<b>Plumbing Repairs – Included in quote</b>		
1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code -		9/12/2018
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer -	Completed	
3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout	Completed	
4. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code		9/12/2018
5. Basement -Lavatory -(MPC 701) Install the waste piping to code	Completed	
6. Basement -Sink -(MPC 701) Install the waste piping to code. Bar sink	Completed	

7. Basement -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code. Bar sink		9/12/2018
8. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping	Completed	
9. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code. .		9/12/2018
10. Basement -Tub and Shower -(MPC .0100 E & 901) Install a proper fixture vent to code.		9/12/2018
11. Basement -Water Heater -(MPC .0100 Q) The water heater must be fired and in service.		9/15/2018
12. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range		9/15/2018
13. First Floor -Lavatory -(MPC 701) Install the waste piping to code.	Completed	
14. First Floor -Sink -(MPC 701) Install the waste piping to code.	Completed	
15. First Floor -Tub and Shower -(MPC .0100 E & 901) Install a proper fixture vent to code.		9/12/2018
16. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.	Completed	
17. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code		9/12/2018
<b>Electrical Repairs – Included in quote</b>		
1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.	Completed	
2. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC	Completed	
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles	Completed	
4. Properly wire microwave/hood fan above range to current NEC.	Completed	
5. Ensure/Properly wire furnace(s) to current NEC.	Completed	
6. Ensure/Properly wire dishwasher/disposal to current NEC.	Completed	
7. Service Panels/Sub Panels. Wire and ground to current NEC.	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. Install "S" type fuse adapters and proper size "S" type fuses due to overfusing. Article 240.51 (B), NEC	Completed	
10. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)	Completed	
11. All Electrical Panels -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC	Completed	
12. Basement -Properly wire hot tub to Article 680, current NEC.	Completed	
13. EXPIRED/CLOSED PERMITS WITHOUT APPROVAL -Permit 2002 227424 had corrections and was closed/expired without final approval - All work under this permit will need to be inspected to the current NEC. Permit 2002 230472 was closed/expired without final approval - All work under this permit will need to be inspected to the current NEC. Permit 2012c046731 was closed/expired without final approval - All work under this permit will need to be inspected to the current NEC	Completed	

14.House/Garage -Replace electrical service panel/sub panel(s) due to excessive corrosion. Article 110.12 (B), NEC	Completed	
15.Laundry Room -Meter Socket - This will need to be replace. Meter socket has been completely painted over.	Completed	
16.Throughout -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC	Completed	
17.Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC	Completed	
18. Throughout -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC	Completed	
19. Throughout -Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC		9/15/2018
20.Throughout -Ensure/Install box extensions on devices mounted in wood paneling/tiled walls. Article 314.20, NEC	Completed	
21.Throughout -Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC	Completed	
22. Throughout -Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC	Completed	
23.Throughout -NEC 314.21 Ensure no gaps around finished electrical boxes	Completed	
24.Throughout -NEC 410.16(A) Ensure all closet fixtures have enclosed fixtures and located in closet to current NEC		9/15/2018
25.Throughout -NEC 334.15(B) Exposed nonmetallic cable. Install to current NEC. This was also found in kitchen cabinet and closets	Completed	
26.Throughout -NEC 406.5(D) Provide for all receptacles to be flushed to the finished plate.		9/15/2018
27.Throughout -Exterior/Interior -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. Article 406.4(D), NEC	Completed	
28.Throughout/Garage/Exterior -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.	Completed	
<b>HVAC – Included in quote</b>		
1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.	Completed	
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.	Completed	

3. Clean and Orsat test furnace 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.	Completed	
4. Provide thirty (30) inches of clearance in front of furnace/boiler for service	Completed	
5. Replace furnace/boiler flue venting to code	Completed	
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.	Completed	
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).	Completed	
8. Provide adequate combustion air and support duct to code.	Completed	
9. Provide support for gas lines to code.	Completed	
10. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.	Completed	
11. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.	Completed	
12. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.		9/14/2018
13. Repair and/or replace heating registers as necessary	Completed	
14. Provide heat in every habitable room and bathrooms	Completed	