

Vang, Mai (CI-StPaul)

From: Jay Nord <jaydnord@gmail.com>
Sent: Monday, October 21, 2019 2:40 PM
To: Moermond, Marcia (CI-StPaul); Vang, Mai (CI-StPaul); Yang, See J (CI-StPaul); Guild, Kristin (CI-StPaul)
Subject: Re: 718 Orange Schedule as requested

Think Before You Click: This email originated outside our organization.

At Kristin's request and suggestion, I am sending a revised production schedule 718 Orange based on our currently anticipated closing date of around November 1. See you all tomorrow at 9am.

Thanks,

Jay Nord

612-849-8082

REVISED CONSTRUCTION SCHEDULE - 718 ORANGE

Our schedule is proposed to be as follows:

November 2019

Pull permits, complete trash out, all exterior repairs (items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 20, 21, 27 in the code compliance report) as weather permits, exterior work should be substantially complete by November 15th. Property should no longer be viewed as a nuisance property to the neighborhood by this date. Focus will be on correcting siding, painting, fascia, soffit, deck, and garage exterior to correct the exterior conditions of the property that are a nuisance.

Interior work will consist of launch on demolition, working on rough in phase of electrical, mechanical, and plumbing, plus interior rough in items on the code compliance report, which include items 12, 18, 19, 20, 23, 25, 28)

December 2019

All interior and exterior work will be made ready for rough in inspections by December 20th. Please note that inspection time frames are estimated to be the same week to stay on this schedule. As soon as rough ins are approved, we will begin on finish work.

January 2020

Interior finish work including paint, kitchen, cabinets, vanities, and flooring will be installed in January and work should progress around the final inspection process. Once all permits are closed, the code compliance and Certificate of Occupancy final inspection will be requested (by February 1st, 2020).

February 2020

Final finishing work, painting, staging (non-permit related work) and any remaining Code Compliance items will be addressed as the house is being prepped for market. House will be listed on MLS to income qualified owner occupants by March 1.

I hope this is sufficient detail. A 90 day schedule on a project of this size is as aggressive as I feel I can reasonably be while still allowing for sufficient contingencies in time for concealed conditions and proper inspection time allowances.

Thanks and let me know if you have any questions or concerns.

Jay Nord
Singular Inc.

612-849-8082