

REVISED SCOPE OF WORK for 1726 4th St.

PROJECT NAME	1726 4 th St Rehab
COMPANY	BPH 1 LLC
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PROJECT LOCATION	1726 4 th St
File #	20 030776 VB3
DATE	08/23/2024

SCOPE OF WORK



To do a complete rehab on the property in alignment to the Code Compliance. The interior work started/permits pulled such as the (Electrical, HVAC & Plumbing). After all the necessary Electrical, HVAC and Plumbing are completed the other interior work take progress. Exterior work will be completed, based on the weather. The work has started and permits has been pulled.

PROJECT DELIVERABLE

Note the tangible products / services resulting from this project.

Electrical (Nilles Electric) - Completed and Inspected/Closed 6/04/24

- Includes new 100 amp panel and outdoor Disconnect per code compliance report.
- Provide for permit and inspection
- Completion of items on code compliance report

HVAC (MVP Mechanical) Completed and Inspected/ Closed 8/28/24

1. Per MFGC 2020 409.5 - Install approved lever handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.
2. SPLC 34.11 (6) - Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace/boiler heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
3. Per MFGC 2020 614 - Vent clothes dryer to code. Provide approved piping and valve.
4. Per MFGC 2020 304 - Provide adequate combustion air and support duct to code.
5. Per MFGC 2020 407.2 - Provide support for gas lines to code.

6. Per MMC 2020 1346.0104 - Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
7. Per MMC 2020 605 -Install user friendly cover to seal filter access.
- ** 8. Per MMC 2020 1346.0103 -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. Per MMC 2020 1346.0104 - Repair and/or replace heating registers as necessary.
10. SPLC 34.11 Provide heat in every habitable room.
11. Per MMC 2020 1300.0120 - Mechanical permits are required for the above work.
12. Per MMC 2020 601.5 - Provide a means of returning air from every habitable room to the furnace. Return air shall not be taken from closets, bathrooms, toilet rooms, kitchen, or mechanical rooms
13. Per MRC 2020 R303.3 - 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
- Plumbing (**LakeState Plumbing LLC**) **Permit Pulled 08/23/24**
- Code compliance report dated November 21st, 2023 1 Plumbing only (Whole house remodel
- Raise the water Meter, (MPC 313) Install proper pipe supports , Support the water meter to code , service valves must be functional and installed to code, r replace all the corroded, broken, or leaking water piping, Provide water piping to all fixtures and appliances , (SPRWS 93.07) Provide a one (1) inch water line to the first major take off , Provide a water tight joint between the fixture and the wall or floor , Provide proper fixture spacing, -(MFGC 411) Install an approved shut off; connector and gas piping for the range , Install a proper fixture vent to code , MPC 701) Install the waste piping to code , Install the water piping to code , nstall a proper fixture vent to code , MPC .0100 E & P 901)Install a proper fixture vent to code , -(MPC 417.1) Provide a code compliant faucet with the proper air gap.

MILESTONES			
DELIVERY DATE	TASK	REQUIRED	
2/24 - 6/24 Permit Closed	Electrical to completed per items on Code Compliance and schedule inspection to close the permit.	Wk 1 – Pull Permit Purchase Materials Wk 2 – Do prep work WK 3 - Complete all repairs on Code Compliance	
8/24 – 8/24 Permit Closed	HVAC work completed per items on Code Compliance and schedule inspection to close the permit.	WK 1 - Pull Permit & Purchase Materials WK 2 - Do Prep work WK 3 - Start making the corrections WK 4 - Call to get inspection and close the permit	
8/24 – 9/24 In Progress	Plumbing will be completed items on code compliance and schedule inspection to close the permit.	WK 1 – Pull Permit & Purchase Materials WK 2 - Prep Work WK 3 – Start making repairs WK 4 – Call to get inspection and close the permit	
9/24 – 11/24 In Progress	Complete rehab on interior with the Code Compliance and schedule inspection to close the Building Permit.	WK 1 - Purchase Materials & Prep WK 2 – Paint, replace doors, repairs all screens, make all necessary repairs to be fully in compliance WK 3 - Flooring WK 4 – Call to get inspection and close the permit	
9/24 - 11/24 In Progress	Complete all exterior work to be in complete alignment with the Code Compliance	WK 1 - Materials & Schedule Start Date WK 2 – Start working on exterior WK 3 – Complete all exterior	

ESTIMATED COST

EXPENSE	DESCRIPTION	COST
INTERNAL LABOR	Prepare and paint interior, Repair walls, ceiling and floors throughout, Air-seal and insulate attic/access door Repair or replace damaged doors and frames as necessary Provide functional hardware at all doors and windows Provide complete storms and screens, in good repair for all door and window openings, Insure basement cellar floor is even, is cleanable, and all holes are filled Repair or Replace any deteriorated window sash, broken glass, sash holders, Install Smoke Detectors/Carbon Monoxide Detectors	\$ 30K
EXTERNAL LABOR	New Roof. Gutters, Stairs, Repair siding, soffit, fascia, trim,*Repair / replace / stabilize fence, Tuck Point interior/exterior of foundation, install handrails guardrails, Strap or support top of stair stringers for structural stability,	\$ 20K
ELECTRICAL	Please see attached	\$ 6,796.50
PLUMBING	Please see attached	\$ 40 K
HVAC	Please see attached	\$ 6,445.00
MATERIALS	Interior as Required	\$ 15 K
TOTAL		\$ 118,214.50

APPROVAL & COMMENTS**PROJECT OWNER****SIGNATURE****DATE**