

(Updated WORK PLAN to satisfy 180 day extension of time)

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Re: 925 Magnolia Ave E. (Cat 2/3)

Sept. 2, 2025 (V4)

Renovation status, and outstanding costs estimate to achieve C.o.O.

Compiled by Brian Balsaitis/Owner/GC of 925 Magnolia

Ref: Code Compliance report (#10 514366 VB3)

New Completion Goal: January 2026

First floor Remaining to finish:

Complete the trimming of windows, railings, cut, stain, seal

Complete the repair/refinish of solid oak flooring, stain / seal

Complete bathroom finishing (paint / tile)

Complete the fire sealing of primary door (when trim is done)

Final Electrician work (install 20 outlets) "rough-in" is complete and inspected

Final Plumbing work (attach fixtures to supply valves) "rough-in" is complete and inspected

First Floor Outstanding financial costs:

Materials: Stain, sealers, tile, bathroom coatings	\$ 550
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Contracted labor (final electrical, plumbing)	\$2,000
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Second Floor Remaining to finish:

Fire rated Door / locks installed (roughed in - need only jambs fire sealed/trim)

Install laminate floor throughout

Install window trim, stain, seal

Install countertop and kitchen sink

Bathroom tile, bathroom fixture hook up to supply valves

Second Floor Outstanding financial costs

Tile bathroom (internal labor) materials (150 SF tile)	\$ 350
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Install laminate flooring (internal labor) materials (800 SF floor)	\$ 2,400
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Trim Windows /doors/floor (labor internal) material cost only:	\$ 500
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Kitchen countertop: install new (labor internal)	\$ 300
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Final Plumbing Sub labor (hook-up tub, sinks, toilet)	\$ 1,000
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Final HVAC- furnace start-up (paid full)	\$ 200
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HVAC/ Electrical/ plumb/ general Permits to pull...	\$ 1,500
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Basement and Exterior - Outstanding materials and labor

Basement Floor treatment as necessary (negligible cost, internal labor)	\$	0
Exterior siding/trim/paint repair (internal labor)	\$	200
Final Gas/H2O Heater/Furnace work according to Code (paid)	\$	0

Total outstanding Sub labor and materials/permits **\$ 9,000**

09/02/25 Cash on hand "925 account" (Wings Financial #...9510) **\$24,023**

Responsible Sub-Contractors:

HVAC Saylor Heating / AC (612) 702-6622	(Pd Full)
Plumbing: NORDBLOM (612) 827-4033	(Inv. 14845-2J \$10,636/\$3,545)
Electrical: Randy's Electric (763) 560-5600	(Inv. 84122490 \$1,200/\$4,800)

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