

12/20/16

**Repairs Planned for 1395 Randolph Ave. St. Paul, MN 55105  
to prepare the property for sale  
December 19, 2016**

An initial inspection will be performed by a licensed inspector and additional repairs may be added, following that inspection; the following repairs are currently planned:

- **General clean-up** – remove all trash from the house and garage; remove old mattresses, broken furniture, and old appliances from the house and garage; clean house interior
- **Store furniture and personal possessions in the garage for 60 days** – required by eviction law, remove after 60 days
- **Plumbing** – replace plumbing with copper lines and PVC drains
- **Electrical** – repair/replace electrical wiring as needed
- **Heating** – replace boiler and hot water heater, keep current radiators
- **Windows** – replace all windows and install new window treatments
- **Doors** – replace interior doors, replace back door (and install new lock), replace storm doors
- **Walls and ceilings** – patch and paint walls, scrape popcorn ceilings and paint, possibly sheetrock living room ceiling; paint basement walls and floor
- **Kitchen** – repair/replace kitchen cabinets and appliances
- **Bathroom** – replace tub, install new sink, install medicine cabinet
- **Expansion room (upstairs)** – lay down plywood sheeting over joists to make the area accessible and possibly insulate and sheetrock
- **Flooring** – refinish wood floors in living room, dining room, hall, and bedrooms; put new linoleum in bathroom (after repairing subflooring) and kitchen; replace broken tiles in front entry
- **Garage** – install new garage door and new service door

**Timetable: Move-in ready by March 1, 2017**