

1020 - 1022 Aurora Purchaser Scope of Work

Borrower: Tamiko V. Trott-Binns & Michael A. Binns							
Multi-Family Address: 1020-1022 Aurora Avenue							
Executive Summary of Property							
Number of Bedrooms (Proposed):	6						
Number of Bathrooms (Proposed):	4						
Above Ground Finished Square Feet (Proposed):							
Below Ground Finished Square Feet (Proposed):							
Parking: Carport or Garage?	Parking pad						
How Many Cars?	4						
2. Are there any structural issues that may be corrected at the property? Y or N							
If yes, please provide a <i>structural engineers</i> report along with your list of improvements.							
Please explain in detail the structural issues at the property.							
3. Will you be adding any square footage to the structure of the property?							
No							
If yes, please explain in detail the amount and location of the additional square footage.							
4. Will you be changing the configuration of the rooms/moving interior walls?							
If yes, please explain in detail the planned reconfiguration.							
5. Will you be remodeling/finishing the basement? Y or N							
Yes							
If yes, please explain in detail the extent of the remodel/refinish and what the basement will consist of.							
8. If the property is a multiple unit property (two units or more), is it your intent to legally subdivide the units and sell them separately? Y or N No - units are already subdivided with separated							
9. Zoning: What is the current zoning? Are there any proposed changes to the zoning? RT1 Two-Family Residential / No							

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Unit A - 1020 Aurora Ave	Estimate	Draw #2 Complete (Y/N)?	Draw #3 Complete (Y/N)?	Draw #4 Complete (Y/N)?
Activity				
Kitchen		N	\$ - N	\$ - N
Cabinets, hardware, installation	\$	N	\$ - N	\$ - N
Countertops	\$	N	\$ - N	\$ - N
Flooring	\$	N	\$ - N	\$ - N
		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
Subtotal	\$	N	\$ - N	\$ - N
Living Rm/DR		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
Subtotal	\$ -	N	\$ - N	\$ - N
BR1		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
Subtotal	\$ -	N	\$ - N	\$ - N
BR2		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
Subtotal	\$ -	N	\$ - N	\$ - N
BR3		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
Subtotal	\$ -	N	\$ - N	\$ - N
Bath 1		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
Subtotal	\$ -	N	\$ - N	\$ - N
Bath 2		N	\$ - N	\$ - N
		N	\$ - N	\$ - N
Subtotal	\$ -	N	\$ - N	\$ - N
Unit B - 1022 Aurora Ave		N	\$ - N	\$ - N
Kitchen		N	\$ - N	\$ - N
Cabinets, hardware, installation	\$	N	\$ - N	\$ - N

Signature: _____ Initials: _____ Date: _____

Countertops	\$	N	\$ -	N	\$ -	N	\$ -
Flooring	\$	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$	N	\$ -	N	\$ -	N	\$ -
Living Rm/DR		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR1		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR2		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
BR3		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Bath 1		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Bath 2		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Common		N	\$ -	N	\$ -	N	\$ -
Exterior		N	\$ -	N	\$ -	N	\$ -
Roofing, soffit, fascia	\$	N	\$ -	N	\$ -	N	\$ -
Siding	\$	N	\$ -	N	\$ -	N	\$ -
Windows & doors	\$	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$	N	\$ -	N	\$ -	N	\$ -
Plumbing		N	\$ -	N	\$ -	N	\$ -
Bathrooms, kitchens and exterior spickets		N	\$ -	N	\$ -	N	\$ -
	\$	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$	N	\$ -	N	\$ -	N	\$ -
HVAC		N	\$ -	N	\$ -	N	\$ -
Furnace and water heaters	\$	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$	N	\$ -	N	\$ -	N	\$ -
Electrical		N	\$ -	N	\$ -	N	\$ -
Panel and electrical repairs	\$	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$	N	\$ -	N	\$ -	N	\$ -
Flooring		N	\$ -	N	\$ -	N	\$ -
Tile flooring, material and installation	\$	N	\$ -	N	\$ -	N	\$ -
LVT flooring, material and installation	\$	N	\$ -	N	\$ -	N	\$ -
Refinish hardwood floors	\$	N	\$ -	N	\$ -	N	\$ -
Subtotal	\$	N	\$ -	N	\$ -	N	\$ -
Common Area		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$ -	N	\$ -	N	\$ -	N	\$ -
Misc.		N	\$ -	N	\$ -	N	\$ -
Building permit	\$	N	\$ -	N	\$ -	N	\$ -
Framing	\$	N	\$ -	N	\$ -	N	\$ -
Removal of debris in house	\$	N	\$ -	N	\$ -	N	\$ -
Dumpster(s)	\$	N	\$ -	N	\$ -	N	\$ -
Drain tile	\$	N	\$ -	N	\$ -	N	\$ -
Lighting	\$	N	\$ -	N	\$ -	N	\$ -
Drywall, mud,sand, install, skim coat and repairs	\$	N	\$ -	N	\$ -	N	\$ -
Trim, casing, base	\$	N	\$ -	N	\$ -	N	\$ -
Insulation material and install	\$	N	\$ -	N	\$ -	N	\$ -
		N	\$ -	N	\$ -	N	\$ -
Subtotal	\$						
Total	\$		0%		0%		0%

Borrower Signature _____

Signature: _____ Initials: _____ Date: _____

From: [Ronald Becker](#)
To: [Joanna Zimny](#)
Subject: Re: 1020 1022 Aurora Ave.Becker Ltr.6-30-23
Date: Thursday, July 6, 2023 4:30:21 PM
Attachments: [image001.png](#)
[1020-1022 Aurora scope of work.pdf](#)

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

Joanna,

The buyers of the property at 1020 1022 Aurora, Saint Paul, are planning to have the work to comply and reinstate the Certificate of Occupancy within 6 months of their ownership. The closing is currently scheduled for next week. The buyers have submitted a scope of work to their finance partner, with whom they have completed other similar projects. Please let me know if you have any questions or concerns. Thank you.

On Fri, Jun 30, 2023 at 1:20 PM Joanna Zimny <joanna.zimny@ci.stpaul.mn.us> wrote:

Attached please find a letter regarding the above matter.

Thank you,

Joanna



SAINT PAUL
MINNESOTA

Joanna Zimny

Legislative Hearing Executive Assistant
Legislative Hearing Office

Pronouns: she/her/hers

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