

## Inspections Detail

Inspection Number	79625	Tenant	Burns,Tatania	Requested Date	12/12/2024
Inspection Protocol	HCV ANN 7	Phone	(651) 503-877	Schedule Date	01/16/2025
Inspector	Patrick Rucci	Address	1009 MAGNOLIA AVE E	Inspection Date	01/16/2025
Inspector Email		City, State, Zip	SAINT PAUL,MN 55106	Followup Date	
				Scheduled Time	09:00
Inspection Type	Initial				
Status	Inspection Failed				
Inspection Start Time	18:30				
Inspection End Time	:				

Area	Item	Deficiency	Severity	Approved Date	Comment
Bathroom 2	Wall Condition	Miscellaneous Deficiency	Fail	-	Upper bathroom closet doors are off track.
Bedroom 2	Smoke Detectors	Bedroom smoke detector did not test as working	Fail	-	Middle bedroom.
Bedroom 2	Window Condition	Lacks hold open hardware (must stay open in all positions)	Fail	-	Middle bedroom right window lacks hold open hardware.
Bedroom 1	Window Condition	Lacks hold open hardware (must stay open in all positions)	Fail	-	Both front bedroom windows lack hold open hardware.
Bedroom 1	Floor Condition	Miscellaneous Deficiency	Fail	-	Upper front bedroom floor is unsanitary with garbage & debris.
Bedroom 1	Wall Condition	Miscellaneous Deficiency	Fail	-	Upper front bedroom door is damaged beyond repair.
Hallways and entry ways	Wall Condition	Miscellaneous Deficiency	Pass	-	
Hallways and entry ways	Wall Condition	Hole(s) or crack(s)	Fail	-	Upper hallway wall has a large hole.
Hallways and entry ways	Wall Condition	Parts loose/missing	Fail	-	Upper staircase handrail bracket is broken.
All Secondary Rooms	Other Potential Hazards	Basement smoke detector is constantly chirping	Fail	-	
All Secondary Rooms	Other Potential Hazards	Miscellaneous Deficiency	Fail	-	Basement floor has excessive clutter, trash & debris.
Kitchen	Stove/Range with Oven	Miscellaneous Deficiency	Fail	-	Stovetop front burner knob stem is loose.

Kitchen	Wall Condition	Miscellaneous Deficiency	Fail	-	Kitchen east wall tiles are melted by air fryer.
Dining Room and Dining Area	Wall Condition	Deteriorated paint-under 2 sq feet	Fail	-	Dining room door frames.
Kitchen	Electrical Hazards	Lightswitch(es) broken	Fail	-	Kitchen light switch toggle is broken.
Dining Room and Dining Area	Floor Condition	Miscellaneous Deficiency	Fail	-	Dining room/kitchen threshold is missing.
Bathroom	Wall Condition	Parts loose/missing	Fail	-	Main floor bathroom toilet paper holder lacks the roll rod.
Bathroom	Tub and Shower in Unit	Slow drain	Fail	-	Main floor bathtub drains slow.
Bathroom	Flush Toilet in Enclosed Room	Miscellaneous Deficiency	Fail	-	Main floor toilet seat is loose.
Building Exterior	Stairs, Rails, Porches, Balconies and Decks	Miscellaneous Deficiency	Fail	-	Rear screen door screen is torn. Patch or repair.
General Health and Safety	Site and Neighborhood Conditions	Yard has discarded debris-remove	Fail	-	Refrigerator, pile of brush, trash & debris from front & rear yard.
Building Exterior	Condition of Exterior Surfaces	Miscellaneous Deficiency	Fail	-	Overhead garage door is off track.
Building Exterior	Lead-Based Paint	Remove any paint chips and dust	Fail	-	
Building Exterior	Lead-Based Paint	Provide a valid EPA Lead Safe certification	Fail	-	
Building Exterior	Lead-Based Paint	Complete post-work lead paint checklist (Exterior)	Fail	-	
Building Exterior	Lead-Based Paint	Complete pre-work lead paint checklist	Fail	-	
Building Exterior	Condition of Exterior Surfaces	Exterior has deteriorating paint-over 20 sq feet	Fail	-	Garage siding and trim.
General Health and Safety	Evidence of Infestation	The unit has evidence of a mice/rodent infestation	Fail	-	

Approved by Connor Kirchert on Apr 10, 2025

Approved



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261 7th St W  
St. Paul, MN 55102

Job Address:  
1009 Magnolia Ave E  
St. Paul, MN 55108

**Print Date:** 4-15-2025

## Proposal for Magnolia Refresh

Thank you for the opportunity to provide a bid for your upcoming project. We understand that this is an important investment for you, and we are committed to delivering high-quality work that meets your vision and expectations.

Our proposal includes a detailed breakdown of costs and materials for each phase of the project. We have taken into consideration your needs and preferences to ensure that our plan aligns with your goals. Throughout the bidding process, our team will be available to answer any questions and provide updates to keep you fully informed.

Below is the estimate for your project.

Items	Description	Qty/Unit	Price
Overhead 01.30 Project Management, Mobilization, Site Preparation	Profit and Overhead	1	\$1,000.00
Demo 01.15 Demo	Demo kitchen, and bathroom tile, and drywall over. Trash out items to dump.	1	\$1,925.00
Lights - Electrical - Switches 08.05 Lighting	Install 2 new ceiling lights Add GFI in kitchen Covers and switches as needed.	1	\$715.00
Garage door - Glass 11.00 Glass	Fix garage door, Replace glass in 4 windows.	1	\$1,430.00
Vanity 12.20 Vanity Install	Install a new vanity.	1	\$550.00

Doors 14.30 Interior Doors	Replace doors, hardware, locks - 4	1	\$2,035.00
Paint & Drywall 15.00 Paint	Patch all holes and gouges in walls and ceilings. Paint walls, porch, kitchen ceiling, and all white trim.	1	\$14,960.00

**Total Price: \$22,615.00**

Thank you for considering our proposal for your project. We are confident that our experience, attention to detail, and dedication to quality will deliver results that meet and exceed your expectations. Our team is committed to creating a project that matches your vision and stands the test of time.

If you have any questions or need more information, please feel free to reach out. We are excited about the chance to work with you and turn your vision into a reality.

Thank you again for this opportunity. We hope to partner with you soon!

I confirm that my action here represents my electronic signature and is binding.

Signature:

*Josh Kirsch* 4/15/25

Date:

Print Name:

*Joshua Kirsch*























































































































