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Subject: 58 Lawson Ave. W. Work Plan
Date: Tuesday, June 8, 2021 12:19:02 PM

Here is my Work Plan for 58 Lawson Ave. W. based on the most recent inspection on June 2nd, 2021:

1. Light fixture in garage - missing 1 of 2 screws. Will add screw to fasten properly.
2. Apply trim and paint to shed in order to cover openings. Install new service door and hardware.
(Grady Restoration) ~ 2 weeks \$800-\$1,000
West side gate now connects and closes (used come along to fix)
3. Install storm windows repaired by Ace Hardware. Self install - \$300 - 1 week
4. Air conditioning opening (Not Window). Apply cover on outside of house w/ insulation on inside when not in use. Needs to be manufactured \$300. 3-4 weeks
5. 7 doors to be replaced. 2 doors already installed 1 door on back order.
(Grady Restoration) \$3,500. 3-4 weeks
6. Will recall Dave's Electric to install box for doorbell. \$100. 3-4 weeks
7. will remove threads at bottom of relief pipe for water heater. 1 week self repair.
8. Drain pipe to bath sink will be replaced. Permit will be pulled if plumber is necessary. \$200.
shower door walls will be repaired. Glass doors will be installed properly and will be water tight.
(Grady Restoration) \$600-\$800. 4-5 weeks
9. Old wood paneling had holes in it. Removed old and will self install new paneling already purchased. \$100 in materials.
10. Purchased 181 A-P foil tape and will self apply to exhaust duct. \$50.
11. Light fixture in downstairs bedroom has been repaired and is no longer hanging loosely.
12. Cover plate already applied to outlet in downstairs bedroom.
13. Install new linoleum in kitchen. (Grady Restoration) \$2,000 4-5 weeks
14. All globes for light fixtures have been installed.
15. Multi plug adaptors will be discontinued.
16. Install new linoleum in bath. (Grady Restoration). \$400. 4-5 weeks.
17. Will remove TV from wall in upstairs bedroom.
18. Repair and patch walls throughout home where necessary. self repair.
Holes under sinks have been repaired.
19. Upstairs bedroom window has been repaired, but needs to be installed. Will self reinstall to working order.
Bathroom window can stay open on its own. Installed sissor latch.
All other windows needing repair will be repaired to operate properly. Self repair. 4-5 weeks.

I hope that this work plan is acceptable. In the meantime, I will continue to repair this house so I can relist the house in order to sell through Keller Williams as -soon-as possible.
Please contact me if you have any concerns or questions, or have any suggestions to aid in this endeavor. 612-799-4412

Thank You,

Steven W. Kraut/ Apogee Properties, LLC