

**(WORK PLAN)**

page 1 of 3

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

**Feb. 4, 2025 (V3)**

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

Compiled by Brian Balsaitis/Owner/GC of 925 Magnolia

\*This Plan was Revised, February 4, 2024 to reflect January 31, 2025 – Code Compliance report (#10 514366 VB3)

**First floor Completed:**

Framing inspection- Inspection Completed (Jim Seeger)

Plumbing rough in – Inspection Completed

Electrical rough in – Inspection Completed

Gas line – Inspection Completed (Airics of Burnsville)

HVAC Rough in- Inspection Completed (Airics of Burnsville)

Gas Furnace ORSAT test- Completed (Airics of Burnsville)

Insulation/ Vapor Barrier –Completed *\*\*Waiting on Inspection*

Bathtub and Exhaust Fan are set in place.

Kitchen Cabinets and Sink in place (Pre-existing)

All Windows are new and recently installed

Fire rated door / locks installed (roughed in- jambs not fire sealed yet)

**First Floor Outstanding materials and labor:**

Sub-Contract “Maxx Paint and Drywall”

*for Drywall / Mud labor only, all Sheetrock is already on site.	\$5,590
Plumbing Final Labor (two sinks, one toilet and tub on site)	\$1,000
Electrical Final BOTH FLOORS (fixtures- all are on site)	\$3,601
HVAC Final first floor ... I think it’s complete, furnace is running	\$ 0
Prime/Paint sheetrock (Labor internal \$0) paint/primer materials...	\$ 600
4 pre-hung interior doors + Hardware (stain/install: Labor internal \$0)	\$ 700
Repair/ refinish Original Oak Floor (labor internal \$0)	\$ 600
Repair tile in Kitchen Materials (\$50 adhesive/grout) Labor/internal \$0	\$ 50
Trim Windows/doors/floors (Labor internal \$0) materials:	\$ 500
Stairway Railing to be completed (Labor internal \$0) Materials on site	\$ 0
Tile Bathroom (Labor internal) Materials 150Sf tile	\$ 350

**Second Floor Completed:**

Framing inspection – Inspection completed (Jim Seeger)

Plumbing rough in - Inspection completed

Electrical rough in – Inspection completed

HVAC furnace and ducting rough in – Inspection completed

Continued:

Insulation / Vapor Barrier – Inspection completed (Jim Seeger)  
 Sheetrock / Mud 95 % completed (internal labor)  
 All windows are new and recently installed  
 Fire rated Door / locks installed (roughed in - need jambs fire sealed/trim)

.....

**Second Floor Outstanding Materials and labor**

Finish mud/paint (internal labor) materials..	\$ 500
Tile bathroom (internal labor) materials (150 SF tile)	\$ 350
Install laminate flooring (internal labor) materials (800 SF floor)	\$ 2,400
Install (4) pre-hung doors + hardware (internal labor) materials:	\$ 700
Trim Windows /doors/floor (labor internal) materials only:	\$ 500
Kitchen Cabinets/countertop: install new (labor internal)	\$ 2,600
Plumbing final Sub labor (hook-up tub, sinks, toilet )	\$ 1,000
HVAC- furnace start-up (paid full) and Orsat	\$ 200
HVAC/ Electrical/ plumb/ general Permits to pull...	\$ 2,000

**Basement and Exterior Outstanding materials and labor**

Fireblock ceiling, doors as necessary (in Process, negligible cost)	\$ 0
Electrical bonding and service panel work as necessary (Paid)	\$ 0
Floor treatment as necessary (negligible cost, internal labor)	\$ 0
Exterior siding/trim/paint repair (internal labor)	\$ 200
Completion of Hand rails (negligible cost, internal labor)	\$ 0
Final Gas/H2O Heater/Furnace work according to Code (paid)	\$ 0

**Total outstanding Sub labor and materials/permits** **\$23,441**

11/04/24 Cash on hand "925 account" (Wings Financial #...9510) \$45,982

**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/\$4,801)
Sheetrock: MAXI Painter (612) 323-3539	(EST# 15689... \$5,590)

**Timing goals:**

Plan is to be 100% completed within 6 months, around August 11<sup>th</sup>, 2025

**Benchmark 1:** March 31, 2025: All sheetrock / painting done on both floors.  
Complete both bathroom's tile.

**Benchmark 2:** May 31, 2025: Doors, floors, trim

**Benchmark 3:** June 30, 2025: Kitchens, Bathrooms, Plumbing, Electrical complete.  
All exterior work completed.

**Benchmark 4:** July 31, 2025: All remaining loose ends

**Benchmark 5:** August 1, 2025.... Building complete, Remaining Final inspections,  
CoO

General Contracting by Brian Balsaitis, Owner of "925 Magnolia Ave E LLC"  
5544 Harriet Ave S  
Minneapolis MN, 5419  
(612) 360-9220  
thebrianbmail@gmail.com