

Mai Vang

From: Matt Hursh <matthursh@hotmail.com>
Sent: Thursday, February 22, 2024 11:43 AM
To: Mitchell Imbertson; *CI-StPaul_LegislativeHearings
Subject: 264 Lafond Ave Appeal - Proposed Work Plan

Ms. Marcia Moermond & Mr. Mitchell Imbertson,

Thanks again for meeting with Shelly & I. As discussed, the inspection report was broken down in to 3 stages and we were to make a work plan proposal, so below is the plan and timeline we came up with.

The first round of repairs are the following and will be completed by 3/29/24

- #2. Remove additional contents of home to allow completion of inspection
-This will be completed by the tenant
- #7. Remove trash/furniture from the exterior
-This will be completed by the tenant
- #9. Treat unit for insects
-This is being treated by Greenix Pest Control
- #11. Baseboard heaters are missing covers
-This will be completed by the owner and the tenant
- #16. Provide & maintain orderly storage of materials
-This will be completed by the tenant
- #17. Dispose of junk mattresses and other trash being stored inside the house and basement
-This will be completed by the tenant
- #18. Repair damaged CO alarm on 1st floor and provide on 2nd floor where missing
-This will be completed by the owner and the tenant
- #20. Complete and sign the smoke alarm affidavit and return to the office
-This will be completed by the owner

The second round of repairs are planned for the following and would be completed by 4/26/24

- #3. Repair loose wiring connection for dryer cord and reclamp
-This will be completed by the owner/handyman or electrician
- #4. Replace the dryer ductwork
-This will be completed by the owner/handyman
- #5. Garage - Replace fire door
-This will be completed by the owner/handyman
- #6: Repair opening in wall and ceiling for fire separation
-This will be completed by the owner/handyman
- #15: Repair damaged or loose electrical fixtures & junction boxes, including light fixtures and outlets
-This will be completed by the owner/handyman or electrician

The third round of repairs are planned for the following and would be completed by 5/31/24

- #8. Repair/replace windows to restore functionality and proper use and damaged parts
-This will be completed by the owner
- #13. Walls damaged throughout
-This will be completed by the tenant

#14. Carpet needs cleaning or replacement

-This will be completed by the tenant

#19. Ceilings damaged. Replace missing attic cover

-This will be completed by the tenant & owner

Please let me know if you have questions or comments.

Thanks,

Matt Hursh