

(WORK PLAN)

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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)

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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 11th, 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

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