

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 01, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 7/29/2022

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,
Item: 1.7, Wall Condition
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: Patio door fails to lock.

Area: Kitchen,
Item: 2.12, Sink
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: Dishwasher lacks a water source.

Area: Kitchen,
Item: 2.12, Sink
Deficiency: Garbage disposal is jammed or not working
Severity: Fail
Comments: Garbage disposal failed to function.

Area: Kitchen,
Item: 2.13, Space for Storage, Prep and Serving of Food
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: Kitchen cabinet below sink has a missing front panel.

Area: Bedroom 1,
Item: 4.5, Window Condition
Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Bedroom window is hard to open/close & failed to lock.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

March 10, 2022

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 3/9/2022

Conducted by: Patrick Rucci

Type of inspection: HCV ANN 7

Result: Fail self-cert

Reinspection date: 01/25/2022 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Vent hood above stove is not secure to the cabinet.

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Refrigerator door handle is loose.

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan is clogged with lint/dirt

Severity: Fail

Comments: Bathroom exhaust vent needs cleaning.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

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Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 12, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

SAINT PAUL, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 9/9/2022

Conducted by: Shade 1464 Prasta

Type of inspection: HCV ANN 7

Result: Fail self-cert

Reinspection date: 07/18/2022 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Light fixture(s) missing the globe/cover

Severity: Fail

Comments:

Area: Bedroom 2,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: middle bedroom

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: middle bedroom

Area: Bedroom 2, middle bedroom

Item: 4.8, Floor Condition

Deficiency: Covering badly worn/soiled/peeling

Severity: Fail

Comments: carpet torn, below door

Area: Bedroom 3,

Item: 4.5, Window Condition

Deficiency: Lacks a screen(s)

Severity: Fail

Comments: left bedroom

Area: Bedroom 3,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: left bedroom

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

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Hearing Impaired-Minnesota Relay: 7-1-1

August 22, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 8/19/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Outlet(s) loose on the wall

Severity: Fail

Comments: microwave outlet

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: range hood vent filter dirty

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven light is not working or open socket

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Shade 1464 Prasta
Housing Inspector

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SAINT PAUL

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Hearing Impaired-Minnesota Relay: 7-1-1

April 12, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 4/11/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: overhead vent hood filter dirty, need replacement

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven light is not working or open socket

Severity: Fail

Comments:

Area: Bathroom, main bathroom

Item: 3.13, Ventilation

Deficiency: Ventilation fan is clogged with lint/dirt

Severity: Fail

Comments:

Area: Bedroom 1, right back bedroom

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door off track

Area: Bedroom 2, Middle back bedroom

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Closet door off track

Area: Hallways and entry ways, hallway in between bedroom door

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door off track

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,

Shade 1464 Prasta

Housing Inspector

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April 12, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 4/11/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.13, Space for Storage, Prep and Serving of Food

Deficiency: Drawers/cabinet hardware broken

Severity: Fail

Comments: drawer won't close, at an angle. Bent track

Area: Bathroom, main bathroom

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: sink bowl caulking has mold or dark spot

Area: Bathroom, main bathroom

Item: 3.12, Tub and Shower in Unit

Deficiency: Faucet dripping

Severity: Fail

Comments:

Area: Bedroom 1, left wall on the middle back bedroom

Item: 4.3, Electrical Hazards

Deficiency: Outlet(s) did not test as working

Severity: Fail

Comments:

Area: Bedroom 2, right side wall of the left bedroom

Item: 4.3, Electrical Hazards

Deficiency: Outlet(s) did not test as working

Severity: Fail

Comments:

Area: Hallways and entry ways, near the entry door

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door off track

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,
Shade 1464 Prasta
Housing Inspector

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Hearing Impaired-Minnesota Relay: 7-1-1

April 12, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 4/11/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments: currently treated by pest exterminators, and they will coming back to treat the area next week

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 28, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 6/27/2023

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Mold/mildew like substance

Severity: Fail

Comments: Kitchen sink backsplash caulk needs replacing.

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: Front bedroom screen has a hole.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

November 09, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]
Conducted on: 11/8/2022
Type of inspection: HCV ANN 7
Reinspection date: 10/25/2022 Between 12:00PM and 4:30PM

Conducted by: Gino Nitti
Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,
Item: 2.11, Refrigerator
Deficiency: Door handle is broken or missing
Severity: Fail

Comments:

Area: Bathroom,
Item: 3.13, Ventilation
Deficiency: Ventilation fan is clogged with lint/dirt
Severity: Fail

Comments:

Area: Hallways and entry ways,
Item: 4.4, Security
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: closet door off track near entrance and the middle closet in the hallway

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

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651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

March 14, 2022

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 3/11/2022

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Fail self-cert

Reinspection date: 01/25/2022 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink stopper is missing or broken

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,
Gino Nitti
Housing Inspector

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Hearing Impaired-Minnesota Relay: 7-1-1

June 10, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 6/9/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: balcony screen door hard to open

Area: Bathroom,

Item: 3.7, Wall Condition

Deficiency: Unpainted surfaces

Severity: Fail

Comments: unpainted wall surface from previous demolition of sink cabinet

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Hearing Impaired-Minnesota Relay: 7-1-1

June 10, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 6/9/2022

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Shade 1464 Prasta

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.3, Electrical Hazards

Deficiency: Outlet(s) cracked/broken

Severity: Fail

Comments: tv cable outlet cover broken

Area: Living Room,

Item: 1.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: balcony door screen torn, not secure

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Garbage disposal is jammed or not working

Severity: Fail

Comments: sink garbage disposal didn't work

Area: Bedroom 1, right bedroom

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door come off track

Area: Bedroom 1, right bedroom

Item: 4.7, Wall Condition

Deficiency: large hole(s) or crack(s)

Severity: Fail

Comments:

Area: Bedroom 2, left bedroom-bathroom

Item: 4.11, Plumbing (only if bathroom)

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: mold like substance around sink bowl caulk

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no reinspection date listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Shade 1464 Prasta

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 10, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 6/9/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: vent hood filter dirty. replace

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Door handle is broken or missing

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan is clogged with lint/dirt

Severity: Fail

Comments:

Area: Bedroom 1, left bedroom

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: baseboard heater cover bent/stick out. trip and cut hazard

Area: Bedroom 1, left bedroom

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments:

Area: Hallways and entry ways, near bathroom

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: hallway closet knob missing

Area: Hallways and entry ways,

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door off track near entrance

Area: Hallways and entry ways, middle hallway closet

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door metal trim come off, falling down when door slide

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Ensure unit is clean & ready for reinspection

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

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Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 10, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 6/9/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: range hood filter dirty

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Outlet(s) loose on the wall

Severity: Fail

Comments: gfci outlet loose

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink has a mold/mildew like substance - remove

Severity: Fail

Comments: mold like substance around sink bowl

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan is clogged with lint/dirt

Severity: Fail

Comments:

Area: Bedroom 1, left bedroom

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments:

Area: Bedroom 1, left bedroom-bathroom

Item: 4.11, Plumbing (only if bathroom)

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: sink bowl need caulking

Area: Hallways and entry ways, near bathroom

Item: 4.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door knob missing

Area: Hallways and entry ways,

Item: 4.10, Smoke Detectors

Deficiency: Hallway smoke detector constantly chirps

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

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Thank you,

Shade 1464 Prasta

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 10, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 6/9/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Outlet(s) loose on the wall

Severity: Fail

Comments: multiple outlets in the kitchen

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Interior shelving broken/missing

Severity: Fail

Comments:

Area: Kitchen, leak below sink

Item: 2.12, Sink

Deficiency: Faucet is leaking

Severity: Fail

Comments: water pipe hose leaking

Area: Bathroom,

Item: 3.6, Ceiling Condition

Deficiency: Holes(s) or crack(s)

Severity: Fail

Comments: hole on the ceiling, from leak

Area: Bedroom 1, right bedroom

Item: 4.3, Electrical Hazards

Deficiency: Coverplate(s) missing, broken or cracked (switches/outlets)

Severity: Fail

Comments:

Area: Bedroom 1, right bedroom

Item: 4.5, Window Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: window come off track when open

Area: Bedroom 2, left bedroom

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments:

Area: Hallways and entry ways, near entrance

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: closet door come off track

Area: Hallways and entry ways, dining room

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closey door hard to slide open

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 10, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 6/9/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: vent hood range filter dirty

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Sink sprayer hose is leaking

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink has a mold/mildew like substance - remove

Severity: Fail

Comments: sink bowl caulk deteriorated nad mold like substance

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

February 22, 2022

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 2/18/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,

Item: 3.6, Ceiling Condition

Deficiency: Mold/mildew like substance - remove

Severity: Fail

Comments: ceiling shows evidence of a water leak repair leak and ceiling

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 01, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 5/31/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door screen is torn

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven light is not working or open socket

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: door gasket is detached from the door

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: sink top has a hole

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: hall closet door has a hole

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

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Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 01, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 5/31/2022

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Fail self-cert

Reinspection date: **unscheduled**

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Hallways and entry ways,
Item: 4.7, Wall Condition
Deficiency: Closet door(s) off track
Severity: Fail
Comments: foyer

Additional Notes from the Inspector (if any):

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New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,
Gino Nitti
Housing Inspector

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651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 01, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 5/31/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Has holes or cracks

Severity: Fail

Comments: by patio door

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door is very hard to open and close

Area: Kitchen,

Item: 2.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: cabinets have broken drawers

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: light did not test as working

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: crisper drawers are missing

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Interior shelving broken/missing

Severity: Fail

Comments: door bar

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: light fixture is loose

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Light fixture has open light socket(s)

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Slow drain

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Screen(s) missing

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: master bedroom sink faucet does not function

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: left bedroom

Area: Bedroom 2,

Item: 4.5, Window Condition

Deficiency: Lacks a screen(s)

Severity: Fail

Comments: middle bedroom

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: middle bedroom

Area: Bedroom 3,

Item: 4.5, Window Condition

Deficiency: Lacks a screen(s)

Severity: Fail

Comments: right bedroom

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: foyer

Area: Dining Room and Dining Area,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a cockroach infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

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Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 01, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 5/31/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,
Item: 2.12, Sink
Deficiency: Garbage disposal is jammed or not working
Severity: Fail

Comments:

Area: Dining Room and Dining Area,
Item: 4.7, Wall Condition
Deficiency: Closet door(s) off track
Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no reinspection date listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 01, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 5/31/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door screen is torn

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: garbage disposal lacks the rubber drain flange

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

January 30, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 1/27/2023

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,
Item: 1.8, Floor Condition
Deficiency: Major movement w/ walking stress
Severity: Fail

Comments:

Area: Living Room,
Item: 1.8, Floor Condition
Deficiency: Carpet has rip(s)/tear(s)/hole(s)
Severity: Fail

Comments:

Area: Kitchen,
Item: 2.10, Stove/Range with Oven
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: oven door gasket is detached from the door

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: sink top surface has some deterioration

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Sink stopper is missing or broken

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Tub stopper is missing or broken

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.8, Floor Condition

Deficiency: Carpet has rip(s)/tear(s)/hole(s)

Severity: Fail

Comments:

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

January 30, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 1/27/2023

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Inspection Failed

Reinspection date: 11/10/2022 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room, livingroom

Item: 1.4, Security

Deficiency: Door has excessive air infiltration

Severity: Fail

Comments: balcony door has air infiltration. not creating tight seal.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: oven door loose/not secure. loose hardware screws

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: under sink board deteriorated, collapse

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: hot water handle/knob loose in the shower tub

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

December 28, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 11/10/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Shade 1464 Prasta

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room, livingroom

Item: 1.4, Security

Deficiency: Door has excessive air infiltration

Severity: Fail

Comments: balcony door has air infiltration. not creating tight seal.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: oven door loose/not secure. loose hardware screws

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: under sink board deteriorated, collapse

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: hot water handle/knob loose in the shower tub

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan is excessively loud

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no reinspection date listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

March 31, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 3/29/2022

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Fail self-cert

Reinspection date: **unscheduled**

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments:

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

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PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

March 31, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

SAINT PAUL, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 3/29/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door failed to lock

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: rangehood light did not test as working

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Light fixture(s) missing the globe/cover

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven light is not working or open socket

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Sink drain line is leaking.

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Slow drain (see Item 7.7)

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan did not test as working

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.3, Electrical Hazards

Deficiency: Light fixture has open light socket(s)

Severity: Fail

Comments: right bedroom vanity light

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: right bedroom

Area: Bedroom 2,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: middle bedroom

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: middle bedroom

Area: Bedroom 3,

Item: 4.5, Window Condition

Deficiency: Lacks a screen(s)

Severity: Fail

Comments: left bedroom

Area: Bedroom 3,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: left bedroom

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Area: Dining Room and Dining Area,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

March 31, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 3/29/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.5, Window Condition

Deficiency: Screen(s) missing

Severity: Fail

Comments: patio door

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Light fixture(s) did not test as working

Severity: Fail

Comments: sink light

Area: Kitchen,

Item: 2.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: cabinet drawer and door are deteriorated

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Light fixture has open light socket(s)

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.6, Ceiling Condition

Deficiency: Surface material falling/loose

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: door to the bedroom lacks a complete knob set

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink stopper is missing or broken

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Tub stopper is missing or broken

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: right bedroom light fixture is missing

Area: Bedroom 1,

Item: 4.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: rear right bedroom north wall left outkast lower receptacle tested no power

Area: Bedroom 1,

Item: 4.3, Electrical Hazards

Deficiency: Coverplate(s) missing, broken or cracked (switches/outlets)

Severity: Fail

Comments: right bedroom

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: right bedroom

Area: Bedroom 1,

Item: 4.8, Floor Condition

Deficiency: Carpet has rip(s)/tear(s)/hole(s)

Severity: Fail

Comments: right bedroom at the doorway

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: left bedroom

Area: Bedroom 3,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: middle bedroom

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: foyer

Area: Dining Room and Dining Area,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

January 09, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 1/6/2023

Conducted by: Gino Nitti

Type of inspection: HCV MI7

Result: Inspection Failed

Reinspection date: 10/18/2022 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bedroom 2,

Item: 4.10, Smoke Detectors

Deficiency: Bedroom smoke detector constantly chirps

Severity: Fail

Comments: left bedroom

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

May 23, 2023

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 5/22/2023

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Door gasket is deteriorated or hanging

Severity: Fail

Comments: detached from the door

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: garbage disposal is excessively loud

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Tub stopper is missing or broken

Severity: Fail

Comments:

Area: Bathroom 2,

Item: 3.10, Flush Toilet in Enclosed Room

Deficiency: Toilet is not flushing

Severity: Fail

Comments: master bathroom toilet is plugged

Area: Bathroom 2,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Slow drain

Severity: Fail

Comments: master bathroom

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: right bedroom closet door lacks the knob

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: middle bedroom

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: foyer closet door does not function properly

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1


October 19, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:


200 WINTHROP ST S Apt. 

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. 

Conducted on: 10/18/2022

Type of inspection: HCV MI7

Reinspection date: **unscheduled**

Conducted by: Patrick Rucci

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.6, Ceiling Condition

Deficiency: Deteriorated paint-under 2 sq feet

Severity: Fail

Comments: Kitchen ceiling has peeling plaster.

Area: Kitchen,

Item: 2.13, Space for Storage, Prep and Serving of Food

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Kitchen cabinet drawer is off track.

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Middle bedroom closet door is off track.

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: There is a fruit fly infestation

Severity: Fail

Comments: Kitchen area.

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a cockroach infestation

Severity: Fail

Comments: Heavy infestation.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 20, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 9/19/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Stove burner (one or more) did not heat

Severity: Fail

Comments: Rear right burner failed to function.

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Kitchen sink sprayer is not attached.

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Garbage disposal lacks the rubber boot.

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Light fixture has open light socket(s)

Severity: Fail

Comments: Bathroom light.

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink has a mold/mildew like substance - remove

Severity: Fail

Comments: Bathroom sink rim caulk.

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Master bedroom closet doors are off track.

Area: Bedroom 2,

Item: 4.3, Electrical Hazards

Deficiency: Coverplate missing, broken or cracked (switches/outlets)

Severity: Fail

Comments: Left bedroom right wall outlet cover is broken.

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Left bedroom closet door is off track.

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Patio screen door is off track.

Area: Dining Room and Dining Area,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: Dining room & hallway closet doors are off track.

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a cockroach infestation

Severity: Fail

Comments:

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 30, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 6/29/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,

Item: 3.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: shower curtain bar is not secured in place

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Faucet dripping

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: right bedroom window is off track

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 17, 2021

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 8/16/2021

Conducted by: Gino Nitti

Type of inspection: HCV MI7

Result: Fail self-cert_reduced contact

Reinspection date: unscheduled

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,
Item: 2.12, Sink
Deficiency: Drain slow or clogged
Severity: Fail

Comments:

Area: Kitchen,
Item: 2.12, Sink
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: sink sprayer arm plug is not installed

Area: Bathroom,
Item: 3.6, Ceiling Condition
Deficiency: Surface material falling/loose
Severity: Fail

Comments:

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Drain stopper missing/broken
Severity: Fail

Comments:

Area: Bathroom,
Item: 3.12, Tub and Shower in Unit
Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: tub faucet handles leak

Area: Bedroom 1,

Item: 4.3, Electrical Hazards

Deficiency: Coverplate is missing, broken or cracked (switches/outlets)

Severity: Fail

Comments: right bedroom

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: right bedroom window is off track

Area: General Health and Safety,

Item: 8.4, Garbage and Debris

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: there is discarded and other items by the dumpster

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: all or most closet doors are off track

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

December 22, 2021

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 12/21/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: left bedroom closet door is off track

Area: Bedroom 2,

Item: 4.5, Window Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: middle bedroom window is blocked by furniture

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Hole(s) or crack(s)

Severity: Fail

Comments:

Area: Dining Room and Dining Area,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door is off track

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no **reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 02, 2021

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 9/1/2021

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Fail self-cert_reduced contact

Reinspection date: 08/11/2021 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: garbage disposal rubber flange is deteriorated

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: foyer closet door is off track

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

December 28, 2021

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
200 WINTHROP ST S Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 12/27/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan is clogged with lint/dirt

Severity: Fail

Comments: Bathroom exhaust vent needs cleaning.

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Right bedroom closet door is off track.

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Hallway closet door is off track.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

May 25, 2021

LANDLORD:

200 SOUTH WINTHROP LLC
200 SOUTH WINTHROP ST

Saint Paul, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 5/24/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Joseph Bjorklund

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: indicator light for stove is not working

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Stove burner (one or more) did not heat

Severity: Fail

Comments: right rear burner

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Joseph Bjorklund
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 30, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 9/29/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,
Item: 2.11, Refrigerator
Deficiency: Refrigerator light did not test as working
Severity: Fail

Comments:

Area: Kitchen,
Item: 2.12, Sink
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: garbage disposal is excessively loud

Area: Kitchen,
Item: 2.12, Sink
Deficiency: Faucet handle is loose or broken.
Severity: Fail

Comments:

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: caulk needs replacing

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Sink stopper is missing or broken

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 30, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 9/29/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.3, Electrical Hazards

Deficiency: Coverplates missing or broken (switches or outlets)

Severity: Fail

Comments: by patio door

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven light is not working or open socket

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Door gasket is deteriorated or hanging

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Refrigerator light did not test as working

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Light fixture has open light socket(s)

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: towel bar is not installed

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Tub stopper is missing or broken

Severity: Fail

Comments:

Area: Hallways and entry ways,

Item: 4.3, Electrical Hazards

Deficiency: Coverplate is missing, broken, or cracked (switches/outlets)

Severity: Fail

Comments: light switch

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door is off track

Area: Dining Room and Dining Area,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door is off track

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 30, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 9/29/2021

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Fail self-cert_reduced contact

Reinspection date: unscheduled

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,
Item: 3.10, Flush Toilet in Enclosed Room
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: caulk needs replacing

Area: Bathroom,
Item: 3.12, Tub and Shower in Unit
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: caulk needs replacing

Area: Bathroom,
Item: 3.12, Tub and Shower in Unit
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: faucet handles are loose

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

July 01, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 6/30/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: foyer closet door is off track

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio screen door is off track

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven door gasket missing

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Door handle is broken or missing

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: right bedroom closet door is off track

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: left bedroom closet door is off track

Area: Hallways and entry ways,

Item: 4.10, Smoke Detectors

Deficiency: Hallway smoke detector did not test as working

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

July 01, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 6/30/2021

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Gino Nitti

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door failed to lock

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: rangehood fan did not test as working and lacks the filter

Area: Hallways and entry ways,

Item: 4.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: breaker panel door fails to close tight

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

July 01, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 6/30/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door handle is loose

Area: Bathroom,

Item: 3.6, Ceiling Condition

Deficiency: Surface material falling/loose

Severity: Fail

Comments:

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: One or more smoke detectors constantly chirping

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

July 01, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 6/30/2021

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Fail self-cert_reduced contact

Reinspection date: unscheduled

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: sink light did not test as working

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven/stove did not test as working

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Stove burner (one or more) did not heat

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

December 06, 2021

TENANT:

[REDACTED]
200 WINTHROP ST S Apt. [REDACTED]

Saint Paul, MN 55119

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

Inspection of: 200 WINTHROP ST S Apt. [REDACTED]

Conducted on: 11/29/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Joseph Bjorklund

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Drain not operating properly

Severity: Fail

Comments: unclog tub drain

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: middle bedroom

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Joseph Bjorklund
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 23, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
200 WINTHROP ST S Apt. ██████████

Saint Paul, MN 55119

Inspection of: 200 WINTHROP ST S Apt. ██████████

Conducted on: 8/20/2021

Conducted by: Joseph Bjorklund

Type of inspection: HCV ANN 7

Result: Fail self-cert_reduced contact

Reinspection date: 07/30/2021 unscheduled

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: sliding screen door screen

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: range hood fan filter is missing

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Coverplate(s) missing, broken, or cracked (switches/outlets)

Severity: Fail

Comments: main bathroom

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: middle bedroom

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: middle bedroom

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: front bedroom

Area: Hallways and entry ways,

Item: 4.10, Smoke Detectors

Deficiency: Hallway smoke detector hanging by wires

Severity: Fail

Comments:

Area: General Health and Safety,

Item: 8.2, Exits

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: make sure closet doors are install

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Joseph Bjorklund
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

May 23, 2023

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 5/22/2023

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: patio screen

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Slow drain

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 31, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 8/30/2022

Conducted by: Patrick Rucci

Type of inspection: HCV ANN 7

Result: Fail self-cert

Reinspection date: 04/08/2022 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door failed to lock

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Patrick Rucci

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

January 26, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 1/25/2023

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.6, Ceiling Condition

Deficiency: Water stains - potential leak

Severity: Fail

Comments: repair leak and ceiling

Area: Bathroom,

Item: 3.6, Ceiling Condition

Deficiency: Water stains-potential leak

Severity: Fail

Comments: repair leak and ceiling

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: unit has some clutter

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

March 04, 2022

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 3/3/2022

Type of inspection: HCV ANN 7

Reinspection date: 01/20/2022 **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: rangehood fan did not test as working

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: unit has clutter

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

January 24, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 1/23/2023

Type of inspection: HCV ANN 7

Reinspection date: 11/10/2022 Between 12:00PM and 4:30PM

Conducted by: Patrick Rucci

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen, kitchen
Item: 2.7, Wall Condition
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: base trim broken

Area: Bathroom,
Item: 3.6, Ceiling Condition
Deficiency: Water stains-potential leak
Severity: Fail
Comments: Cracked & bulging plaster.

Area: Bathroom,
Item: 3.13, Ventilation
Deficiency: Ventilation fan is clogged with lint/dirt
Severity: Fail
Comments:

Area: Bedroom 1, right bedroom
Item: 4.7, Wall Condition
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: AC unit. check for bird nest.

Area: Building Exterior, outside balcony
Item: 6.2, Stairs, Rails, Porches, Balconies and Decks
Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: accumulation of dog feces falling from upstairs unit. biohazard. tenant doesn't have dog.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 26, 2023

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 11/10/2022

Conducted by: Shade 1464 Prasta

Type of inspection: HCV ANN 7

Result: Inspection Failed

Reinspection date: 04/26/2023 unscheduled

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen, kitchen

Item: 2.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: base trim broken

Area: Bathroom,

Item: 3.6, Ceiling Condition

Deficiency: Water stains-potential leak

Severity: Fail

Comments: Cracked & bulging plaster.

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan is clogged with lint/dirt

Severity: Fail

Comments:

Area: Bedroom 1, right bedroom

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: AC unit. check for bird nest.

Area: Building Exterior, outside balcony

Item: 6.2, Stairs, Rails, Porches, Balconies and Decks

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: accumulation of dog feces falling from upstairs unit. biohazard. tenant doesn't have dog.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

March 23, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 3/22/2023

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door screen lacks the handle

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: left bedroom

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 24, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 8/23/2023

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Living room thermostat lacks the cover.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven/stove has grease build up

Severity: Fail

Comments: Stovetop & under Stovetop need's cleaning.

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Door gasket is deteriorated or hanging

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Tub stopper is missing or broken

Severity: Fail

Comments: Missing tub stopper.

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: Master bedroom.

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: Front hallway closet door is damaged.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Patrick Rucci

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

February 08, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

SAINT PAUL, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 2/7/2023

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.8, Floor Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Carpet throughout the unit is heavily soiled.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven/stove has grease build up

Severity: Fail

Comments: Oven & stovetop need cleaning.

Area: Bathroom,

Item: 3.10, Flush Toilet in Enclosed Room

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Toilet seat is loose.

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Faucet dripping

Severity: Fail

Comments: Bathroom sink faucet.

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: Bedroom screen has holes.

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: Hallway near bathroom.

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Unit is in need of general housekeeping.

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Ensure unit is clean & ready for reinspection

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Patrick Rucci

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

February 08, 2023

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 2/7/2023

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Sink stopper is missing or broken
Severity: Fail
Comments: Bathroom sink stopper is not working.

Area: Bathroom,
Item: 3.12, Tub and Shower in Unit
Deficiency: Shower diverter is not working
Severity: Fail
Comments: Tub/Shower faucet & diverter failed to function properly.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 06, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 9/2/2022

Type of inspection: HCV ANN 7

Reinspection date: 08/03/2022 unscheduled

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Living room heat register cover is not secure.

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Refrigerator light did not test as working

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Kitchen faucet is loose below the handle.

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Bathroom faucet is loose at the base.

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan did not test as working

Severity: Fail

Comments: Main bathroom exhaust fan.

Area: Hallways and entry ways,

Item: 4.10, Smoke Detectors

Deficiency: Hallway smoke detector did not test as working

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Patrick Rucci

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

October 21, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 10/20/2022

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Fail self-cert

Reinspection date: 09/02/2022 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Hallways and entry ways,
Item: 4.10, Smoke Detectors
Deficiency: Hallway smoke detector did not test as working
Severity: Fail
Comments: and chirps

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 17, 2022

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 6/16/2022

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Inspection Failed

Reinspection date: 04/08/2022 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Hallways and entry ways,

Item: 4.8, Floor Condition

Deficiency: Covering badly worn/soiled/peeling

Severity: Fail

Comments: at the bathroom and bedroom doorways

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no reinspection date listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

May 11, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST S Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST S Apt. [REDACTED]

Conducted on: 5/10/2022

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Fail self-cert

Reinspection date: **unscheduled**

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.5, Window Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio screen door is not the proper size.

Area: Hallways and entry ways,

Item: 4.3, Electrical Hazards

Deficiency: Light switch did not test as working

Severity: Fail

Comments:

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: all or most closet doors are off track.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no **reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

May 11, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 5/10/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door failed to lock and the screen is torn.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Stove burner (one or more) did not heat

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Door handle is broken or missing

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: left bedroom sink stopper did not test as working.

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: left bedroom

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: right bedroom

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

May 11, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 5/10/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door is hard to open/close and the screen is torn.

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Light fixture has open light socket(s)

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: shower faucet assembly is loose.

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: window is hard to open.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

May 11, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 5/10/2022

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,
Item: 1.4, Security
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: patio screen door fails to lock.

Area: Living Room,
Item: 1.8, Floor Condition
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: carpet is coming up at the kitchen.

Area: Kitchen,
Item: 2.3, Electrical Hazards
Deficiency: Light fixture(s) did not test as working
Severity: Fail
Comments: main light and sink light

Area: Bathroom,
Item: 3.12, Tub and Shower in Unit
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: caulk needs relacing.

Area: Bedroom 1,
Item: 4.5, Window Condition
Deficiency: Screen frame is bent/damaged - does not create tight seal

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments:

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: foyer and hallway closet doors.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 04, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 8/3/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Range hood light above stove did not test as working.

Area: Hallways and entry ways,

Item: 4.10, Smoke Detectors

Deficiency: Hallway smoke detector did not test as working

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

October 19, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt ██████████

Conducted on: 10/18/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.8, Floor Condition

Deficiency: Covering badly worn/soiled/peeling

Severity: Fail

Comments: Living room & hallway carpet is heavily soiled.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven/stove has grease build up

Severity: Fail

Comments: Stovetop needs cleaning.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Stove burner and/or support(s) missing or broken

Severity: Fail

Comments: Front left stovetop burner element is missing.

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Kitchen sink backsplash caulk is deteriorated.

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Faucet handle is loose or broken.

Severity: Fail

Comments: Kitchen faucet handle is hard to turn on & off.

Area: Kitchen,

Item: 2.13, Space for Storage, Prep and Serving of Food

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Dishwasher is not secure to the countertop.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Patrick Rucci

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 30, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 9/29/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door screen is torn

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: closet door is off track

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no **reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

December 01, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt. ██████████

SAINT PAUL, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 11/30/2022

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Shade 1464 Prasta

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Outlet(s) loose on the wall

Severity: Fail

Comments: double outlet and light switch loose on the wall

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Light fixture has open light socket(s)

Severity: Fail

Comments: missing one light bulb above the sink

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: hot water knob loose in the shower tub

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

July 01, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 6/30/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: wall outlet by the dining room has an obstruction

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: foyer closet door is off track

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door is very hard to open or close and fails to lock

Area: Kitchen,

Item: 2.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: cabinets have broken and missing doors and drawers

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: one burner does not heat properly

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: rangehood fan did not test as working

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Door handle is broken or missing

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Door gasket is deteriorated or hanging

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: faucet has low water pressure

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: GFCI outlet did not test/reset

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: baseboard is coming off

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink stopper is missing or broken

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: right bedroom

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: right bedroom closet door is off track

Area: Bedroom 2,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: middle bedroom

Area: Bedroom 3,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: left bedroom

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: wall has a hole

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 15, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt. ██████████

SAINT PAUL, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 6/13/2022

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Inspection Failed

Reinspection date: **unscheduled**

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Faucet handle is loose or broken
Severity: Fail

Comments:

Area: Bedroom 1,
Item: 4.5, Window Condition
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: right bedroom window screen is not installed properly

Area: Bedroom 1,
Item: 4.10, Smoke Detectors
Deficiency: Bedroom is missing smoke detector
Severity: Fail

Comments: right bedroom

Area: Bedroom 2,
Item: 4.6, Ceiling Condition
Deficiency: Water stains-potential leak
Severity: Fail

Comments: left bedroom

Area: Bedroom 2,
Item: 4.7, Wall Condition
Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: left bedroom closer door is loose

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: foyer closet door has holes

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

June 15, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 6/13/2022

Type of inspection: HCV ANN 7

Reinspection date: 05/10/2022 unscheduled

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door is hard to open/close and the screen is torn.

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Light fixture has open light socket(s)

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: shower faucet assembly is loose.

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: window is hard to open.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no **reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

July 27, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 7/26/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,
Item: 2.11, Refrigerator
Deficiency: Refrigerator light did not test as working
Severity: Fail

Comments:

Area: Bathroom,
Item: 3.6, Ceiling Condition
Deficiency: Deteriorated paint-under 2 sq feet
Severity: Fail

Comments: Main bathroom ceiling.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

FOR [unclear] [unclear]

[unclear]

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 07, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 4/6/2022

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven/stove has grease build up

Severity: Fail

Comments: Oven needs cleaning.

Area: Kitchen,

Item: 2.11, Refrigerator

Deficiency: Refrigerator light did not test as working

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan is clogged with lint/dirt

Severity: Fail

Comments: Bathroom exhaust vent needs cleaning.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 12, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 4/8/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Hallways and entry ways,
Item: 4.7, Wall Condition
Deficiency: Closet door(s) off track
Severity: Fail

Comments:

Area: General Health and Safety,
Item: 8.7, Other Interior Hazards
Deficiency: One or more smoke detectors constantly chirping
Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 12, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 4/8/2022

Conducted by: Gino Nitti

Type of inspection: HCV ANN 7

Result: Inspection Failed

Reinspection date: **unscheduled**

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door failed to lock

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: garbage disposal lacks the rubber drain flange

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments:

Area: Hallways and entry ways,

Item: 4.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: common hall emergency exit light by the unit is hanging by the wires

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: units carpet is soiled and worn

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: One or more smoke detectors constantly chirping

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 12, 2022

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt [REDACTED]

SAINT PAUL, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 4/8/2022

Type of inspection: HCV ANN 7

Reinspection date: 02/22/2022 **unscheduled**

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: left rear burner does not fit in the burner bowl

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: garbage disposal lacks the rubber drain flange

Area: Bathroom,

Item: 3.10, Flush Toilet in Enclosed Room

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: toilet tank fails to refill automatically

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink faucet is leaking

Severity: Fail

Comments: drips

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: right faucet handle is hard to turn on

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: shower has low water pressure

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 12, 2022

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 4/8/2022

Type of inspection: HCV ANN 7

Reinspection date: 02/22/2022 unscheduled

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: burner knob is broken

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Garbage disposal is jammed or not working

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.13, Space for Storage, Prep and Serving of Food

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: rangehood is loose

Area: Hallways and entry ways,

Item: 4.8, Floor Condition

Deficiency: Covering badly worn/soiled/peeling

Severity: Fail

Comments: at the bathroom and bedroom doorways

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

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651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 12, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 4/8/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 12, 2022

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 4/8/2022

Type of inspection: HCV ANN 7

Reinspection date: 02/22/2022 unscheduled

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door lock does not function properly

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink drain pipe is leaking

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink stopper is missing or broken

Severity: Fail

Comments: vanity sink

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: right bedroom

Area: Dining Room and Dining Area,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 06, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 4/5/2022

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Shade 1464 Prasta

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven broil did not heat

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.13, Space for Storage, Prep and Serving of Food

Deficiency: Shelving/cabinet doors broken

Severity: Fail

Comments: some hinges broken under the sink, and one cabinet door does not close swing back open

Area: Bathroom, base board near tub

Item: 3.7, Wall Condition

Deficiency: Mold/mildew like substance - remove

Severity: Fail

Comments: musty smell and mold

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan is clogged with lint/dirt

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Shade 1464 Prasta
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 08, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 4/7/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Miscellaneous Deficiency
Severity: Fail
Comments: faucet is loose

Area: Bathroom,
Item: 3.11, Fixed Wash Basin or Lavatory
Deficiency: Sink stopper is missing or broken
Severity: Fail
Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

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Scheduling questions or reschedules: If there is no **reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 08, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 4/7/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,
Item: 1.6, Ceiling Condition
Deficiency: holes/cracks
Severity: Fail

Comments:

Area: Kitchen,
Item: 2.10, Stove/Range with Oven
Deficiency: Stove burner (one or more) did not heat
Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no **reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 08, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 4/7/2022

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Gino Nitti

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.4, Security

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door is hard to lock

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Stove burner (one or more) did not heat

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: sink mirrored cabinet is rusted

Area: Bathroom,

Item: 3.10, Flush Toilet in Enclosed Room

Deficiency: Toilet is leaking

Severity: Fail

Comments: at the base

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Sink stopper is missing or broken

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Faucet dripping

Severity: Fail

Comments:

Area: Bathroom,

Item: 3.12, Tub and Shower in Unit

Deficiency: Tub stopper is missing or broken

Severity: Fail

Comments:

Area: Bedroom 1,

Item: 4.3, Electrical Hazards

Deficiency: Light switch did not test as working

Severity: Fail

Comments: right bedroom

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: right bedroom baseboard heater cover is not secured in place

Area: Bedroom 1,

Item: 4.8, Floor Condition

Deficiency: Flooring has hole(s)/tears(s)/damage - tripping hazard

Severity: Fail

Comments: right bedroom

Area: Bedroom 2,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: left bedroom

Area: Bedroom 2,

Item: 4.6, Ceiling Condition

Deficiency: Water stains-potential leak

Severity: Fail

Comments:

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: left bedroom

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Area: Dining Room and Dining Area,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Gino Nitti

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

April 08, 2022

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST S Apt ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST S Apt. ██████████

Conducted on: 4/7/2022

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Gino Nitti

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: patio door screen

Area: Living Room,

Item: 1.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door failed to lock

Area: Hallways and entry ways,

Item: 4.10, Smoke Detectors

Deficiency: Hallway is missing smoke detector

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Gino Nitti
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

September 07, 2021

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 9/3/2021

Conducted by: Patrick Rucci

Type of inspection: HCV ANN 7

Result: Fail self-cert_reduced contact

Reinspection date: 08/20/2021 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Kitchen cabinet door left of sink is off the hinges.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Stove burner (one or more) did not heat

Severity: Fail

Comments: Right rear stove top burner failed to heat.

Area: Bathroom,

Item: 3.3, Electrical Hazards

Deficiency: Light fixture(s) did not test as working

Severity: Fail

Comments: Master bathroom hallway light.

Area: Bathroom,

Item: 3.11, Fixed Wash Basin or Lavatory

Deficiency: Drain not properly operating-slow or clogged

Severity: Fail

Comments: Bathroom sink drain is clogged.

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Hallway closet door is off track.

Area: Hallways and entry ways,

Item: 4.10, Smoke Detectors

Deficiency: Hallway smoke detector did not test as working

Severity: Fail

Comments:

Area: Dining Room and Dining Area,

Item: 4.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Dining room light did not test as working.

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Patrick Rucci

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

October 29, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 10/28/2021

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Light on vent hood above the stove did not test as working.

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven/stove has grease build up

Severity: Fail

Comments: Oven needs cleaning.

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Right bedroom closet doors are off track.

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Hallway closet door is off track.

Area: Hallways and entry ways,

Item: 4.10, Smoke Detectors

Deficiency: Hallway is missing smoke detector

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Patrick Rucci

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

October 29, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 10/28/2021

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Patrick Rucci

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.8, Floor Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Carpeting throughout the unit is soiled.

Area: Kitchen,

Item: 2.7, Wall Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Kitchen cabinet is missing a drawer front.

Area: Kitchen,

Item: 2.8, Floor Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Kitchen floor, stove, sink & cabinets are extremely unsanitary.

Area: Bathroom,

Item: 3.8, Floor Condition

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Bathroom is unsanitary.

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Unit shows signs of hoarding

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is no reinspection date listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Patrick Rucci
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

December 15, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

██████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 12/15/2021

Type of inspection: HCV ANN 7

Reinspection date: 10/28/2021 **unscheduled**

Conducted by: Joseph Bjorklund

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Heating and Plumbing,

Item: 7.2, Safety of Heating Equipment

Deficiency: There is not adequate heat to all rooms

Severity: Fail

Comments: baseboard heaters appear to not be working throughout unit. Temp was above 68 degrees not 24 hr fail

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Joseph Bjorklund
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

December 06, 2021

TENANT:

[REDACTED]
215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

LANDLORD:

G&I PHOENIX Apartments
[REDACTED]
200 WINTHROP ST S

SAINT PAUL, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]
Conducted on: 11/29/2021
Type of inspection: HCV ANN 7
Reinspection date: **unscheduled**

Conducted by: Joseph Bjorklund
Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: General Health and Safety,
Item: 8.2, Exits
Deficiency: Fire exit blocked
Severity: Fail
Comments: sliding glass door is not fully opening

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Joseph Bjorklund
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

December 06, 2021

TENANT:

[REDACTED]
215 KIPLING ST Apt [REDACTED]

Saint Paul, MN 55119

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

Inspection of: 215 KIPLING ST Apt [REDACTED]

Conducted on: 11/29/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Joseph Bjorklund

Result: Inspection Failed

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Light(s) did not test as working

Severity: Fail

Comments: oven light

Area: Bathroom,

Item: 3.6, Ceiling Condition

Deficiency: Water stains-potential leak

Severity: Fail

Comments: above toilet investigate and repair possible leak

Area: Bathroom,

Item: 3.6, Ceiling Condition

Deficiency: Mold/mildew like substance - remove

Severity: Fail

Comments: ceiling above toilet

Area: Bathroom,

Item: 3.10, Flush Toilet in Enclosed Room

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: tenant states toilet is not always flushing properly

Area: Bathroom,

Item: 3.13, Ventilation

Deficiency: Ventilation fan cover is missing

Severity: Fail

Comments: replace cover and ensure fan is operating properly

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: by main bathroom

Area: Dining Room and Dining Area,

Item: ~~4.7~~, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: dining room area

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,

Joseph Bjorklund

Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 23, 2021

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST Apt. ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. ██████████

Conducted on: 8/20/2021

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Joseph Bjorklund

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Bathroom,
Item: 3.3, Electrical Hazards
Deficiency: Light fixture is missing the globe/cover
Severity: Fail

Comments: master bathroom

Area: Bathroom,
Item: 3.3, Electrical Hazards
Deficiency: Light fixture(s) did not test as working
Severity: Fail

Comments: master bathroom

Area: Bathroom 2,
Item: 3.3, Electrical Hazards
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: gfci outlet in main bathroom did not test/reset

Area: Bathroom 2,
Item: 3.4, Security
Deficiency: Miscellaneous Deficiency
Severity: Fail

Comments: main bathroom is locking themselves

Area: Bathroom 2,
Item: 3.13, Ventilation
Deficiency: Ventilation fan did not test as working

Severity: Fail

Comments: main bathroom

Area: Bedroom 1,

Item: 4.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments: middle bedroom

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: middle bedroom

Area: Bedroom 2,

Item: 4.3, Electrical Hazards

Deficiency: Light(s) did not test as working

Severity: Fail

Comments: master hallway

Area: Bedroom 2,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: master bedroom in

Area: Hallways and entry ways,

Item: 4.7, Wall Condition

Deficiency: Closet door(s) off track

Severity: Fail

Comments: in hallways throughout unit

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above refereced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Joseph Bjorklund
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 23, 2021

LANDLORD:

G&I X PHOENIX APARTMENTS LLC
200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

[REDACTED]
215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 8/20/2021

Type of inspection: HCV ANN 7

Reinspection date: **unscheduled**

Conducted by: Joseph Bjorklund

Result: Fail self-cert_reduced contact

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.3, Electrical Hazards

Deficiency: Light fixture(s) did not test as working

Severity: Fail

Comments: light above sink

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: front bedroom

Area: General Health and Safety,

Item: 8.7, Other Interior Hazards

Deficiency: Closet door(s) off track

Severity: Fail

Comments: front foyer

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Joseph Bjorklund
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

August 23, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

215 KIPLING ST Apt. [REDACTED]

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt. [REDACTED]

Conducted on: 8/20/2021

Conducted by: Joseph Bjorklund

Type of inspection: HCV ANN 7

Result: Fail self-cert_reduced contact

Reinspection date: 07/30/2021 Between 12:00PM and 4:30PM

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Living Room,

Item: 1.5, Window Condition

Deficiency: Screen(s) have hole(s) and/or tear(s)

Severity: Fail

Comments:

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Mold/mildew like substance

Severity: Fail

Comments: on wall under sink

Area: Kitchen,

Item: 2.12, Sink

Deficiency: Sink drain line is leaking.

Severity: Fail

Comments: investigate and repair leak under sink

Area: Bedroom 1,

Item: 4.7, Wall Condition

Deficiency: Bedroom closet door(s) off track

Severity: Fail

Comments: front bedroom

Area: Building Exterior,

Item: 6.4, Condition of Exterior Surfaces

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: patio door lock is not secured to door, reattach

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferral* inspection please see date noted on deferral agreement.

New/mover inspections: The pending unit must pass inspection either within 60 days of the first inspection or by the fourth inspection; otherwise, the Request for Tenancy Approval will be canceled and the PHA will not be entering into a Housing Assistance Payment (HAP contract).

Abatement: If the repair work is not completed, and this unit has not passed the reinspection, the Housing Assistance Payment (HAP) will be abated on the above referenced abatement date. The PHA cannot pay retroactive rent on an abated unit.

Termination: If the unit remains under abatement for 60 days, the HAP contract will be terminated. The HAP contract may be terminated in less than 60 days based on safety and livability factors at the PHA's discretion.

Scheduling questions or reschedules: If there is **no reinspection date** listed above, you must contact the contact section8.inspections@stpha.org or 651-298-5087 to schedule.

Thank you,
Joseph Bjorklund
Housing Inspector

PUBLIC HOUSING AGENCY

SAINT PAUL

555 Wabasha St. N. • Suite 300
Saint Paul, Minnesota 55102-1017
651-298-5158 • Fax 651-292-7917
Hearing Impaired-Minnesota Relay: 7-1-1

October 29, 2021

LANDLORD:

200 WINTHROP ST S

SAINT PAUL, MN 55119

TENANT:

████████████████████
215 KIPLING ST Apt ██████████

Saint Paul, MN 55119

Inspection of: 215 KIPLING ST Apt ██████████

Conducted on: 10/28/2021

Type of inspection: HCV ANN 7

Reinspection date: unscheduled

Conducted by: Patrick Rucci

Result: Fail self-cert

The following Housing Quality Standards deficiency(ies) must be corrected for the St. Paul Public Housing Agency (PHA) to approve the above unit for or continuing rental assistance:

Area: Kitchen,

Item: 2.10, Stove/Range with Oven

Deficiency: Oven/stove has grease build up

Severity: Fail

Comments: Oven needs cleaning.

Area: Dining Room and Dining Area,

Item: 4.3, Electrical Hazards

Deficiency: Miscellaneous Deficiency

Severity: Fail

Comments: Dining room light switch cover is broken.

Area: General Health and Safety,

Item: 8.3, Evidence of Infestation

Deficiency: The unit has evidence of a mice/rodent infestation

Severity: Fail

Comments:

Additional Notes from the Inspector (if any):

Abatement date: If this is an *annual* inspection, this date is the participant's annual recertification date; if this is a *deferment* inspection please see date noted on deferment agreement.

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Thank you,
Patrick Rucci
Housing Inspector