



CITY OF SAINT PAUL  
*Christopher B. Coleman, Mayor*

COMMERCE BUILDING  
8 Fourth Street East, Suite 200  
St Paul, Minnesota 55101-1024

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December 6, 2006

GUDELIA MENDEZ  
811 4TH ST E  
ST PAUL MN 55106-5142

Re: 811 4th St E  
File#: 06 256382 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

**BUILDING**

1. Replace front steps to code.
2. Northwest egress window in basement does not work.
3. Install returns on handrails.
4. Install tempered glass in window over bathtub.
5. Clean or replace all flooring and carpet.
6. Insure basement cellar floor is even, is cleanable, and all holes are filled.
7. Install/provide hand and guardrails on all stairways and steps as per attachment.
8. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
9. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
10. Provide complete storms and screens, and repair all door and window openings.
11. Repair walls and ceilings throughout, as necessary.
12. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present)
13. Provide general clean-up of premise.
14. Provide smoke detectors as per the Minnesota State Building Code.
15. Repair soffit, fascia trim, etc. as necessary.
16. Provide proper drainage around house to direct water away from foundation.

### **ELECTRICAL**

1. Ground service to water.
2. Bond around water meter.
3. Provide completed panel directory.
4. Insure proper breakers for all conductors.
5. Close knock-outs in service panel/junction boxes.
6. Properly strap cables and conduits in basement/service conduit outside.
7. Ground light in first floor bathroom and disconnect receptacle.
8. Install globe type fixture on all closet lights.
9. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
10. Rewire all 3-wire outlets for proper polarity and ground.
11. Throughout building, install outlets and fixtures as per Bulletin 80-1.
12. Install smoke detectors as per Bulletin 80-1 and I.R.C.
13. Electrical work requires a Permit and inspections.
14. Ground service to ground rod.
15. Install main bonding jumper on water service.
16. Provide cover for open boxes in basement, if basement is to remain.
17. Finish installing lights and outlets to code.

### **PLUMBING**

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

1. Basement – Gas venting and water piping on water heater are incorrect.
2. Water meter has corroded or incorrect piping. Remove or replace galvanized pipe before meter.
3. Repair or replace all corroded, broken or leaking water piping.
4. Cap all unused gas openings.
5. Soil and waste piping has improper connections, transitions, fittings or pipe usage.
6. Repair waste line above basement water closet.
7. Laundry tub fixture is leaking.
8. Provide strainer on floor drain.
9. First Floor - Kitchen sink fixture is missing and faucets are missing or broken.
10. Water closet , bathtub and lavatory are frozen.

### **HEATING**

1. Install approved lever handle manual gas shutoff valve on gas appliances and furnace.
2. Clean and Orsat furnace/boiler burner. Check all controls for proper operation. Submit report.
3. Check furnace heat exchanger for leaks, provide documentation.
4. Install chimney liner.
5. Tie furnace/boiler and water heater venting into chimney liner.
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible or provide approved shielding according to Code
7. Recommend adequate combustion air.
8. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
9. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee. Untie cables wrapped around handle.
10. Repair or replace heating registers as necessary.
11. Provide heat in every habitable room and bathrooms.
12. Appropriate Mechanical permits are required for all work.
13. Pipe condensate drain line to approved location for A/C unit.

### **ZONING**

1. This property was inspected as a single family dwelling.

### **NOTES**

\*\*See attachment for permit requirements.

**\*\*VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY\*\***. For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.

This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.

Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.

There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

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All items noted as recommended do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

Sincerely,

James L. Seeger  
Code Compliance Officer

JLS:ld

Attachments