



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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June 12, 2006

NORMA A JOHNSON  
1022 MINNEHAHA AVENUE WEST  
SAINT PAUL MN 55104-1546

Re: 1022 Minnehaha Avenue West  
File#: 03 412667 VB3

Dear Property Owner:

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

**BUILDING**

1. Repair stucco or reside to Code.
2. Install a hand and guardrail on basement stairs to Code.
3. Install a vent for bathroom to Code.
4. Install returns on second floor handrail.
5. Install an egress window in second floor bedrooms.
6. Install a landing at west side, exterior entry.
7. Repair walls and insulation as needed with inspections.
8. Replace the overhead garage door.
9. Replace garage framing as needed. It looks as if the wall bows outward.
10. Remove all floor covering and replace to get rid of cat order.
11. Repair walls and ceilings throughout, as necessary.
12. Tuck Point interior/exterior foundation.
13. Repair soffit, fascia trim, etc. as necessary.
14. Provide hand and guardrails on all stairways and steps as per attachment.
15. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
16. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
17. Provide storms and screens complete and in good repair for all door and window openings.
18. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
19. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
20. Any framing members that do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not headered, etc.) are to be reconstructed as per code.

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21. Habitable rooms with new usage, replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate and all bedroom windows shall meet emergency egress requirements (20" wide minimum, 24" high minimum but not less than 5.7 sq. ft. overall).
22. Provide general clean-up of premise.
23. Provide smoke detectors as per the Minnesota State Building Code.
24. Provide general rehabilitation of garage.
25. Remove excess storage from house and garage.

### **ELECTRICAL**

1. Expose remodeled areas for rough-in inspection.
2. Repair service mast.
3. Install required lighting at front service door.
4. Insure proper fuses or breakers for all conductors.
5. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
6. Check all 3-wire outlets for proper polarity and ground.
7. Throughout building, install outlets and fixtures as per Bulletin 80-1.
8. Install smoke detectors as per Bulletin 80-1 and I.R.C.
9. Electrical work requires a Permit and inspections.

### **PLUMBING**

1. Correct the gas venting and water piping at the water heater.
2. The inspector had no access to the water heater.
3. Replace all corroded and incorrect piping at the water meter.
4. Repair or replace all corroded, broken or leaking water piping.
5. Correct the waste and vent at the laundry tub.
6. Vent the basement shower and correct the waste to Code.
7. The kitchen sink has no waste, vent or water piping to it.
8. Cap existing piping to old kitchen sink.
9. Provide anti-siphon tub filler on first floor bathtub.

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### **HEATING**

1. Install a new heating system according to Code.
2. Ventilation required for building to be installed according to Code.
3. Install approved lever handle manual gas shutoff valve on gas appliances.
4. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
5. Appropriate Mechanical Permits are required for this work.

### **ZONING**

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

### **NOTES**

1. See attachment for permit requirements.
2. **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.
3. **Provide plans and specifications for any portion of the building that is to be rebuilt.**
4. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.
5. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
6. 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:sla  
Attachments