



CITY OF SAINT PAUL
James Scheibel, Mayor

BUILDING INSPECTION AND DESIGN
Room 445 City Hall
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Saint Paul, Minnesota 55102

Telephone: 612-298-4212
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December 10, 1992

First Bank National Association
2800 East Lake Street
Minneapolis, Minnesota 55406

ATTENTION: Rita

RE: 754 Blair

Dear Property Owner:

Pursuant to your request for a CODE COMPLIANCE INSPECTION on the above-mentioned property the following items would have to be done for the property to meet current code standards:

BUILDING:

Cellar

1. Repair spalled foundation walls.
2. Repair or replace window sash and frames as necessary.
3. Rebuild loose and weak stairway. - REPAIR BOTTOM
4. Repair or replace side entry door and frame.
5. Repair stairway walls and ceiling.

First and Second Floors

1. Repair or replace walls and ceilings as necessary.
2. Repair or replace damaged trim, doors, windows, cabinets, shelving, etc.
3. Repair or replace open and loose floor covering in kitchens and baths (insure bath floors are impervious to water and proper underlayment under all).
4. Repair and/or refinish hardwood floors as necessary.
5. Properly clean and install carpet or remove and properly finish floors.
6. Repair or replace broken and loose front and rear stairways.
7. Provide operable windows front room. (NEW CLOSET IN 1ST FLOOR FRONT)

Exterior

1. Repair foundation paraging.
2. Repair and tuckpoint chimney.
3. Repair or replace deteriorated, broken or missing siding, trim, soffit, fascia, frieze board, drip cap, etc.
4. Repair or remove gutters and downspouts.
5. Completely remove remains of rear porch, repair and/or replace. - REMOVED
6. Repair or remove fencing.
7. There is evidence of roof leakage (roof partially snow-covered and could not be inspected). Repair or replace as necessary. - RETROOF BALU

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Exterior (Continued)

8. Repair or replace deteriorated or broken garage siding, trim, doors, etc.

General

1. Provide hand and guard rails all stairways and steps as per attachment.
2. Provide thumb type dead bolts for all entry doors. - 1" DEADBOLT
3. Repair or replace any deteriorated window sash, broken glass, sash holders, etc. as necessary.
4. Provide storms and screens complete and in good repair for all door and window openings.
5. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).

ELECTRICAL:

Cellar

1. Install jumper around water meter.
2. Remove or rewire fluorescent light.
3. Reinstall screws in panel cover.

First Floor

1. Install second outlet east room.

Second Floor

1. Remove or rewire dryer wiring in kitchen.
2. Replace knockout seal in panel cover.
3. Ground light in bath.
4. Install second outlet west room.
5. Install third outlet north room.

Exterior

1. Garage was locked. Remove or rewire all hazardous or improper wiring.

General

1. Replace all missing or burned out light bulbs.
2. Install working smoke detector in each unit.
3. Repair all nonworking electrical devices.
4. Fill out panel directories.
5. Replace all missing and broken switch and outlet plates.
6. Ground all 3-wire outlets or install 2-wire outlets.
7. Repair or replace fixtures as necessary.

PLUMBING:

1. Water heater not in operation. To be checked when put in service.
2. Extend blow-off pipe to within 18" of floor.
3. Flex gas connector through floor for dryer. Install gas pipe as per code.
4. Install lever handle gas cock to first floor range.
5. Unapproved waste and no vent on second floor lavatory. Install waste and vent as per code.

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HEATING:

1. Provide combustion air.
2. Repair leakage from boiler drain valve on second floor boiler.
3. Repair or provide covers for radiation as necessary.
4. Provide heat for first floor bath.
5. Provide "B" vent in place of single wall aluminum stack liner.

ZONING:

1. This property is a legal duplex.

NOTE:

1. See attachment for permit requirements.

Yours truly,

Donald F. Wagner
Building Inspector

DFW:ll

attachments