

Moermond, Marcia (CI-StPaul)

From: Ubl, Stephen (CI-StPaul)
Sent: Tuesday, August 12, 2014 6:06 PM
To: Moermond, Marcia (CI-StPaul)
Cc: Magner, Steve (CI-StPaul)
Subject: 559 McKnight S.

Marcia,

Below are my comments regarding the property at 559 McKnight which I reviewed this afternoon with Steve Magner:

1.) Roof:

Rafters are exposed. The rafters, fascia boards and soffit material are deteriorating from the weather elements. Shingles are deteriorated beyond their life expectancy with the felt paper exposed. Roll roofing is installed perpendicular to the fascia (not compliant) Sheathing is exposed to the weather elements. Plastic/vinyl tarps cover roof areas that appear to be failing.

2.) Chimney:

The "chimney" is a structural steel column member typically used for billboard support. One of these members penetrates a metal roof with NO flashing – exposing the dwelling to the elements, birds & rodents.

3.) Eaves & Soffits:

The fascia boards in several areas are deteriorating, bowing out or missing. Holes in the roofing of the soffits are evident. Soffits are missing which exposes the wall system to the elements, birds and rodents. Holes are visible from the ground.

4.) Exterior Walls:

Siding is in disrepair. Rotting, lack of maintenance has allowed rodents to aggressively destroy the siding and it appears the animals are having free access into the dwelling.

5.) Guard Rails:

The balusters of the guard rails are made up of ¾ " board material with boards being destroyed by rodents. In my opinion . . . they cannot withstand the minimum load/force requirements without failure.

There are serious maintenance issues at this property. I believe the orders written on July 28th reflect the lack of maintenance at this property and action needs to be taken to address the problem property. Please contact me if you have any additional questions or concerns.

Thank you,



Stephen Ubl

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