

TO: Mai Yang

Marcia Moermond

Fr Khai Lim cell: 612.237.8283

Re 111 Hoyt Ave W

Date 01/31/2012

Fax 651.266.8574

Hi Mai,

Pls feel free to call me if you  
need further info / paperwork

Thanks!

Khai Hong Lim  
1748 MCMenemy St  
Maplewood, MN 55117

January 31, 2012

Mai Vang/Marcia Moermond  
City of St Paul,  
310 City Hall  
15 W Kellogg Blvd  
St Paul, MN 55102

Dear Mai,

**RE: Rehabilitate the Building at Property Address:  
111 Hoyt Ave W, St Paul (Vacant Building Cat 3)**

==== =====

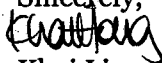
This is to inform you that I will repair this property within 2 months after the new code compliance report is issued.

Attached is the requirement paperwork to support the rehabilitate process:

1. Copy of the \$5000 performance bond posted with the Department of Safety and Inspection
2. Copy of fee paid for vacant building code compliance report (Category 3)
3. Copy of proof of fund to show the ability to complete the repairs: account ending 6502 balance: \$27,247.62
4. A work plan with time lines to complete all of the items on the Code Compliance Inspection Report, also stating the maintenance of the building.
5. Copy of Code Compliance Report dated: Aug 06, 2009
6. Copy of contractor's bid: electricity
7. Copy of contractor's bid: plumbing
8. Copy of contractor's bid: building

A copy of new code compliance inspection will be done shortly by City of St Paul Department. Please feel free to call me at 612-237-8283 if you need further information from me to support this rehabilitation process, or you can email me at [seanlim2000@msn.com](mailto:seanlim2000@msn.com).

Thank you.

Sincerely,  
  
Khai Lim

Property owner of 111 Hoyt Ave W, St Paul



# RECEIPT

## CITY OF SAINT PAUL

Department of Safety & Inspections  
 375 Jackson Street, Suite 220  
 Saint Paul, MN 55101-1806  
 Phone: 651-266-8989  
 Fax: 651-266-9124  
 www.stpaul.gov/dsi

Payment #: 858458  
 Payment Date: January 25, 2012

Paid KHAIHONG LIM  
 By: 1748 MCMENEMY ST  
 MAPLEWOOD MN 55117-4558

Amount Paid: \$5,000.00

Payment Type: Check

### Transaction Description

Project Location: 1748 HOYT AVE W, ST. PAUL, MN 55117-3747

09 - 097693

TYPE: VACANT BUILDING

Vacant Building

SUB TYPE: CATEGORY 3

WORK TYPE: SINGLE FAMILY RESIDENTIAL

Is there a lock box?

Yes

Lock Box combination

1748

### FEEES

Performance Deposit 5,000.00

**TOTAL 5,000.00**

\*\* To schedule a Vacant Building Code Compliance Inspection, call Jim Seeger at 651-266-8989 between 7:30 and 9:00 AM, Monday - Friday. \*\*

\*\* Questions regarding Vacant Building Performance Deposits can also be directed to Jim Seeger. \*\*



# RECEIPT

## CITY OF SAINT PAUL

Department of Safety & Inspections  
 375 Jackson Street, Suite 220  
 Saint Paul, MN 55101-1806  
 Phone: 651-266-8989  
 Fax: 651-266-9124  
 www.stpaul.gov/dsi

Payment #: 858454

Payment Date: January 25, 2012

Paid KHAIHONG LIM  
 By: 1748 MCMENEMY ST  
 MAPLEWOOD MN 55117-4558

Amount Paid: \$447.00

Payment Type: Check

### Transaction Description

Project Location: 1748 MCMENEMY ST, SAINT PAUL, MN 55117-4558

09 - 097693

TYPE: VACANT BUILDING

Vacant Building

SUB TYPE: CATEGORY 3

WORK TYPE: SINGLE FAMILY RESIDENTIAL

Is there a lock box?

Yes

Lock Box combination

1748

### FEES

Vacant Code Compliance	447.00
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<b>TOTAL</b>	<b>447.00</b>
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\*\* To schedule a Vacant Building Code Compliance Inspection, call Jim Seeger at 651-266-8989  
 between 7:30 and 9:00 AM, Monday - Friday. \*\*

\*\* Questions regarding Vacant Building Performance Deposits can also be directed to Jim Seeger. \*\*



Wells Fargo Business Online®

**Account Activity**

The system is temporarily unavailable. Please try again later.

Business and Personal Accounts

COMPLETE ADVANTAGE(RM) XXXXXX6502

**Activity Summary**

Ending Balance as of 01/06/12	\$27,247.62
Available Balance	\$27,247.62
Interest earned this period	\$0.16
Interest paid year-to-date	\$0.00

**Transactions**

Show: All Transactions for Last 90 Days

Date ▼	Description	Deposits / Credits	Withdrawals / Debits
Pending Transactions Note: Amounts may change			
No pending transactions meet your criteria above.			
Posted Transactions			
01/06/12	DEPOSIT	\$4,538.00	
01/05/12	CHECK # 2457		\$83.00
01/04/12	DEPOSIT	\$3,971.96	
01/03/12	Check # 2459 (Converted ACH) CPENERGY MNGCO CPE ACH 123011 2459 000007138041		\$65.17
01/03/12	CHECK # 2458		\$120.00
01/03/12	ONLINE TRANSFER REF #IBETKL4JD3 TO VISA SIGNATURE CARD XXXXXXXXXXXX3999 ON 01/02/12		\$1,500.00
12/29/11	Check # 2460 (Converted ACH) XCEL ENERGY XCELENERGY 111229 2460 913623203070061		\$183.77
12/27/11	DISCOVER PHONE PAY 111227 9704 LIM KHAI		\$185.00
12/21/11	DEPOSIT MADE IN A BRANCH/STORE #453999197	\$3,749.00	
12/20/11	ONLINE TRANSFER REF #IBEJVC37PN TO VISA SIGNATURE CARD XXXXXXXXXXXX3999 ON 12/20/11		\$1,000.00
12/16/11	RECURRING TRANSFER REF #OPEJVB3S45 TO WAY2SAVE SAVINGS XXXXXX3583		\$25.00
12/16/11	DEPOSIT MADE IN A BRANCH/STORE #440973957	\$5,333.79	
12/15/11	Check # 2515 (Converted ACH) CPENERGY MNGCO CPE ACH 121411 2515 000008901970		\$74.63
12/15/11	RECURRING TRANSFER REF #OPE2D23CGF TO SAVINGS XXXXXX7792		\$75.00
12/13/11	CHECK # 2513		\$42.00
12/13/11	CHECK # 2510		\$597.02
12/12/11	CHECK # 2516		\$625.21
12/12/11	DEPOSIT	\$603.00	
12/12/11	DEPOSIT MADE IN A BRANCH/STORE #440973656	\$11,659.19	
12/09/11	Check # 2514 (Converted ACH) XCEL ENERGY XCELENERGY 111210 2514 913435439380007		\$303.55
12/09/11	DEPOSIT MADE IN A BRANCH/STORE #249277814	\$298.00	
12/08/11	Check # 2507 (Converted ACH) CITIMORTGAGE INC CHECK PYMT 111207 2507 410610817222005 # 2507		\$255.12
12/08/11	Check # 2508 (Converted ACH) CITIMORTGAGE INC CHECK PYMT 111207 2508 410610817222006 # 2508		\$857.70
12/08/11	Check # 2509 (Converted ACH) CITIMORTGAGE INC CHECK PYMT 111207 2509 410610817222007 # 2509		\$1,357.13
12/08/11	Check # 2511 (Converted ACH) U.S. Bank Home MtgPayment 2511 6800011572		\$1,493.01
12/08/11	Check # 2506 (Converted ACH) CITIMORTGAGE INC CHECK PYMT 111207 2506 410610817222008 # 2506		\$1,530.06
12/07/11	INTEREST PAYMENT	\$0.04	
<b>Totals</b>		<b>\$56,980.69</b>	<b>\$38,283.16</b>

## **Work Plan and Maintenance of the Building Property address at 111, Hoyt Ave W, St Paul**

### **Work Plan:**

The rehabilitation process of this property at 111 Hoyt Ave W will start on the day when the new code compliance report is completed, which is in February, 2012 (estimate date). I will bring all of the repair/rehabilitation to the code, requested by City of St Paul.

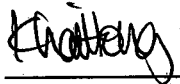
### **Estimated Completion date:**

The estimated completion date will be by April 30, 2012.

### **Maintenance of the Building:**

I, the owner of this property, agree to maintain this property in a clean condition, and provide proper and adequate refuse storage at all times.

Signature of the owner:



\_\_\_\_\_  
Khai Lim



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220  
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

August 06, 2009

ATLAS REO SERVICES C/O TERRY DANIELS, AGENT  
3580 LINDEN AVE  
WHITE BEAR LAKE MN 55110

Re: 111 Hoyt Ave W  
File#: 09 097693 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 14, 2009.

Please be advised that this report is accurate and correct as of the date August 06, 2009. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from August 06, 2009. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

**BUILDING**                      **Inspector: Jim Seeger**                      **Phone: 651-266-9046**

- Remove mold, mildew and moldy or water damaged materials
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary
- Provide complete storms and screens, in good repair for all door and window openings
- Provide operable hardware at all doors and windows
- Install tempered or safety glass at windows within 2 feet of doorway
- Repair or replace damaged doors and frames as necessary, including storm doors
- Repair walls, ceiling and floors throughout, as necessary
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedure if lead base paint is present (See St Paul Legislative Code, Chap. 34 for additional information).
- Install attic insulation according to applicable code
- Air-seal and insulate attic access door in an approved manner
- Habitable rooms with new usage and 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 escape requirements (20 inch minimum opening width, 24 inch minimum opening height, and minimum net glazed area of 5.7 sq. ft.)

Re: 111 Hoyt Ave W  
Page 2

**BUILDING**      **Inspector: Jim Seeger**      **Phone: 651-266-9046**

- Provide general clean-up of premise
- Verify proper venting of bath exhaust fan to exterior
- Provide weather sealed, air sealed and vermin sealed exterior
- Repair siding, soffit, fascia, trim, etc. as necessary
- Maintain 6 inches minimum clearance between wood and soil, sloped to drain away from foundation of dwelling.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around garage to direct water away from foundation of garage.
- Provide general rehabilitation of garage.
- Provide ground cover capable of controlling sediment and erosion.
- A building permit is required to correct the above deficiencies
- Repair or remove fence.
- Fill in hole in northwest corner of yard and breakup bottom of concrete tub first.
- Remove garage or re-support concrete block walls per structural engineers report.
- Remove dead trees.
- Install guardrail to code on garage roof.

**ELECTRICAL**      **Inspector: Dan Moynihan**      **Phone: 651-266-9036**

- Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Install S type fuse adapters and proper size S fuses listed circuit breakers
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction box with knock out seals, breaker blanks and/or junction boxes
- Ground bathroom light in basement/first bathroom/second bathroom and disconnect receptacle on fixture
- Remove all cord wiring
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Properly wire exterior lights at front door
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage
- Remove or re-wire dryer receptacle.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).



Re: 111 Hoyt Ave W

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**PLUMBING**

**Inspector: Rick Jacobs**

**Phone: 651-266-9054**

- First Floor - Water Heater - T and P relief discharge piping incorrect
- First Floor - Water Heater - Water piping incorrect
- First Floor - Water Heater - gas venting incorrect
- First Floor - Water Heater - not fired or in service
- First Floor - Water Piping - boiler fill water line requires backflow assembly or device
- First Floor - Water Piping - pipe sizing incorrect
- First Floor - Water Piping - repair or replace all corroded, broken or leaking piping
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect. Dryer vent is incorrect.
- First Floor - Kitchen - Sink - faucet is missing, broken or parts missing
- First Floor - Kitchen - Sink - waste incorrect
- First Floor - Kitchen - Sink - water piping incorrect
- First Floor - Toilet - fix floor and reset to code on firm surface impervious to water.
- First Floor - Tub and Shower - fix walls and caulk properly.
- First Floor - Laundry Tub - provide a vacuum breaker for the spout
- First Floor - Lavatory - waste and water piping incorrect and corroded.
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower
- First Floor - Tub and Shower - Provide access
- First Floor - Tub and Shower - provide anti-scald valve
- First Floor - Tub and Shower - replace waste and overflow
- First Floor - Tub and Shower - water piping incorrect
- Exterior - Lawn Hydrants - none found.
- Comments - Building appears to be slab on grade with no basement - omit lead water supply and run all water supply overhead to code, on outlet side of the meter.

**HEATING**

**Inspector: Paul Lauer**

**Phone: 651-266-9041**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Install water and boiler flue venting to code.
- Provide appropriate size operable window in bathrooms or provide exhaust fan vented to outside. A ventilation permit is required if a fan is installed.
- Provide heat in every habitable room and bathrooms.
- Install boiler pressure relief valve and pipe discharge to within 18 inches of the floor.
- Install back flow preventer on city water fill line to hot water heating system and pipe vent as required.
- Repair or replace fin tube radiation and covers as needed.
- Gas and hydronic mechanical permits are required for the above work.

Re: 111 Hoyt Ave W  
Page 4

**ZONING**

1. This property was inspected as a Single Family Dwelling.

**Notes:**

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

**This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).**

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
JLS:ml  
Attachments

# Carlson Plumbing, Inc.

Commercial - Residential - Hot Water heat - RPZ Testing

## ESTIMATE

19240 Isetta Street NE  
East Bethel, MN 55092  
Phone: (651) 291-7788  
Fax: (651) 653-3200

Date      Estimate #  
9/1/2009      2126

**Bill To:**

Fishmls Realty Incorporated  
Attention: Khai Lim  
199 Coon Rapids Blvd. NW, Ste. 314  
Coon Rapids, MN 55433-5861  
E-mail: khai@fishmls.com

**Project/Job:**

111 Plate *Hott.*

Scope of Work	Grand Total
Run new water pipe Vent kitchen sink per code Replace waste and overflow Vent water heater per code Vent laundry tub per code Install new shower valve Install watt 9-D on boiler Price includes labor, material and permit	2,750.00
HEATING Install bath fan in bathroom Vent dryer Fix items on code compliance list Price includes labor, material and permit	600.00
<b>Grand Total</b>	<b>\$3,350.00</b>

This property is subject to a pre-lien. Please sign below and return within 30 days.

Signature \_\_\_\_\_

Jenkins Electric & Automation  
 19060 Jordan Trail  
 Lakeville, MN 55044



# Estimate

Date	Estimate #
8/26/2009	395

Name / Address
Khai Lim 1748 McMenemy St. Maplewood, MN 55117

Project	Job
1409 - 111 Hoyt Ave.	

Description	Qty	Cost	Total
Parts & labor to replace 100 amp fuse panel with 100 amp circuit breaker panel, bond the electrical service to the water meter & supply a ground rod system, provide a complete circuit directory at service panel, verify that circuit breaker amperage matches wire size, close openings in service panel and junction boxes, ground light in bathroom and disconnect receptacle on fixture, remove all cord wiring, repair or replace all broken, missing, or loose light fixtures, switches, outlets, covers, and plates, check all outlets for proper polarity and verify ground, properly wire exterior lights at front door, remove or rewire all illegal and improper wiring in garage, including installing a new GFCI outlet, and remove or rewire dryer receptacle. Repair all electrical code compliance issues and bring house & garage to code 80-1.	1	1,135.00	1,135.00
Inspection Permit/Fee	1	130.55	130.55

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<b>Subtotal</b>	\$1,265.55
<b>Sales Tax (6.5%)</b>	\$0.00
<b>Total</b>	\$1,265.55

For questions call Mike Jenkins at 612-889-3370 or Fax 952-469-5139

J and B Roofing and Building  
941 16<sup>th</sup> Ave N  
S St Paul, MN 55075  
LIC# 20218488  
Ph# 6514570391

DATE: 7/27/2009

## Proposal

To: Khai Lim

Job Site Address: 111 Hoyt Ave W, St Paul, MN 55117

Description: This job will cover all items in Code Compliance  
Inspection Reports

1. Repair Windows and doors.
2. Install attic insulation.
3. Verify proper venting of bath exhaust fan to exterior.
4. Painting the walls.
5. Repair fence.
6. Install guardrail to code on garage roof.
7. Repair/Replace Fascia/Soffit and siding. Repair gutter.

The total estimates for the above job is \$3,500.00. Owner to pay 1/3 of the cost at the beginning of the Job. Thanks.

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