

RLH VBR 21-58



# APPLICATION FOR APPEAL

## Saint Paul City Council – Legislative Hearings

310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8585

RECEIVED

SEP 01 2021

CITY CLERK

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number #1116)
- Copy of the City-issued orders/letter being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In
- for abatement orders only:  Email OR  Fax

### HEARING DATE & TIME

(provided by Legislative Hearing Office)

Tuesday, SEPT. 7, 2021

Time 2:30 P.M.

Location of Hearing:

Teleconference due to Covid-19 Pandemic

## Address Being Appealed:

\*PLEASE BE AVAILABLE BY PHONE BETWEEN 2:30-4:00 PM

Number & Street: 58 Lawson Ave. W. City: St. Paul State: MN Zip: 55117

Appellant/Applicant: Steven Kraut / Apogee Properties Email: imsunk@aol.com

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-799-4412

Signature: [Signature] Date: 08/27/2021

Name of Owner (if other than Appellant): \_\_\_\_\_

Mailing Address if Not Appellant's: 2309 Westcliffe Dr. Burnsville MN 55306

Phone Numbers: Business \_\_\_\_\_ Residence \_\_\_\_\_ Cell 612-799-4412

## What Is Being Appealed and Why?

Attachments Are Acceptable

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)

All deficiencies have been corrected

All deficiencies have been corrected



CITY OF SAINT PAUL

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806Telephone: 651-266-8989  
Facsimile: 651-266-1919  
www.stpaul.gov/dsi

August 20, 2021

Apogee Properties Llc  
2309 Westcliffe Dr  
Burnsville MN 55306-6977

Customer #:1602404

Bill #: 1596553

**VACANT BUILDING REGISTRATION NOTICE**The premises at **58 LAWSON AVE W**

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required by law to register this building with the Department of Safety and Inspections, Vacant Building Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$2,127.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code, Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

**Payment must be received by September 20, 2021 .**

You may pay this registration fee online by going to **online.stpaul.gov** and selecting the 'Make a Payment' option. You will need your customer number and bill number to process a payment - both can be found on this letter.

To pay this invoice by mail please send this registration form along with payment to:

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
**Do Not Mail Cash**

If you wish to pay in person, you may do so from 8:00am to 4:00pm Monday through Friday at the above address.

You may file an appeal to this fee or registration requirements by contacting the City Clerk's Office by calling (651)266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

**If the registration fee is not received in this office within 45 days of the date of this letter, the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.**

The Code Enforcement Officer has notified the Building Inspection and Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this notice.

**WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.**

**Category 2:** Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

**Category 3:** All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code, then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

**You must contact the Enforcement officer , Matt Dornfeld, at 651-266-1902 to find out what must be done before this building can be legally reoccupied.**

The Enforcement Officer may declare this building to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building, subject to demolition, the Enforcement Office will notify all owners and interested parties of the Order to Abate as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the District Inspector, Matt Dornfeld, at 651-266-1902.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Steve Magner  
Vacant Buildings Program Manager

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: md  
vb\_registration\_notice 11/14



CITY OF SAINT PAUL

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

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

August 19, 2021

APOGEE PROPERTIES LLC  
2309 WESTCLIFFE DRIVE  
BURNSVILLE MN 55306-6977USA

### **Revocation of Fire Certificate of Occupancy and Order to Vacate**

RE: 58 LAWSON AVE W  
Ref. # 111907

Dear Property Representative:

Your building was determined to be a registered vacant building on August 18, 2021. Since certificates are for the occupancy of buildings, it has become necessary to revoke the Certificate of Occupancy.

**Due to failure to comply with the compliance date of July 31, 2021 given by the Legislative Hearing and City Council's resolution the Fire Certificate of Occupancy has been revoked. You were given until August 17, 2021 to vacate the building or comply. Since you were not in compliance on August 17, 2021, the property has been referred to the vacant building program.**

Saint Paul Legislative Code provides that no building shall be occupied without a Certificate of Occupancy. In order to re-occupy the building, the following deficiencies (if applicable) must be corrected and a complete Certificate of Occupancy inspection will be required.

#### **DEFICIENCY LIST**

1. Interior - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition. -Upstairs bathroom, the black pipe under the bathroom sink was done in an unprofessional manner. Replace the drain pipes. Contact a licensed plumber to properly install the drain pipe.  
NEW - May 3, 2021 - Upstairs bathroom - The glass shower walls are damaged, is not properly installed and not water-tight.
2. Interior - Documentation - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.-Provide documentation for the electrical work performed on the light fixture, exposed wires and damaged outlet.

3. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Throughout the house, there are different walls, including the bathroom and under the sinks, that have unfinished repairs, large holes and openings, sections that are cracked and damaged.
4. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. -The window in the back-upstairs bedroom is not being maintained. The window does not stay and slides down, there are gaps underneath the window when in the close position, is not weather tight. The window is missing the latch.  
Upstairs Bathroom - The upstairs bathroom window has not been repaired and cannot stay open on its own. According to the tenant, there are parts missing for this window.
5. SPLC 40.06. - Suspension, revocation and denial. (a) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: (3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations;  
-The Fire Certificate of Occupancy has been revoked due to long term non-compliance and failure to comply with the City Council's resolution.
6. MSBC Chapter 1300.0120 Permits. Subpart 1. Required. An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.-A Building permit is required for the installation of the new door and door frames.

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

If you have any questions, email me at: [Efrayn.Franquiz@ci.stpaul.mn.us](mailto:Efrayn.Franquiz@ci.stpaul.mn.us) or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz  
Fire Safety Inspector

Ref. # 111907



CITY OF SAINT PAUL

August 2, 2021

APOGEE PROPERTIES LLC  
2309 WESTCLIFFE DRIVE  
BURNSVILLE MN 55306-6977USA

## Revocation of Fire Certificate of Occupancy and Order to Vacate

RE: 58 LAWSON AVE W  
Ref. # 111907

Dear Property Representative:

Your building was inspected on July 30, 2021, for the renewal of the Certificate of Occupancy. Since you have failed to comply with the applicable requirements, it has become necessary to revoke the Certificate of Occupancy in accordance with Section 40.06 of the Saint Paul Legislative Code.

**A reinspection will be made on August 17, 2021 at 12:00 PM. All deficiencies must be completed, all permits must be final by the re-inspection date or the property vacated.**

The Saint Paul Legislative Code further provides that no building shall be occupied without a Certificate of Occupancy. Failure to immediately complete the following deficiency list or the building vacated may result in a criminal citation.

### DEFICIENCY LIST

1. Interior - Bathroom - SPLC 34.11 (1), MSBC 2902.1, SPLC 34.35 (1), MPC 301.1 - Repair or replace and maintain all parts of the plumbing system to an operational condition.  
Upstairs bathroom, the black pipe under the bathroom sink was done in an unprofessional manner. Replace the drain pipes. Contact a licensed plumber to properly install the drain pipe.  
NEW - May 3, 2021 - Upstairs bathroom - The glass shower walls are damaged, is not properly installed and not water-tight.
2. Interior - Documentation - MSFC 605.1 - Remove unapproved exposed wiring and install in accordance with the electrical code. This work may require a permit(s). Call DSI at (651) 266-8989.-**Provide documentation for the electrical work performed on the light fixture, exposed wires and damaged outlet.**

3. Interior - Walls - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Throughout the house, there are different walls, including the bathroom and under the sinks, that have unfinished repairs, large holes and openings, sections that are cracked and damaged.
4. Interior - Windows - SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.  
The window in the back-upstairs bedroom is not being maintained. The window does not stay and slides down, there are gaps underneath the window when in the close position, is not weather tight. The window is missing the latch.  
Upstairs Bathroom - The upstairs bathroom window has not been repaired and cannot stay open on its own. According to the tenant, there are parts missing for this window.
- ~~5. SPLC 40.06.-- Suspension, revocation and denial. (a) Grounds for revocation. The fire code official may, in writing, issue a notice to the owner(s) and known interested parties of the city's suspension or revocation of a fire certificate of occupancy issued under the provisions of this code, or deny an application therefor: (3) If it is found upon inspection of the fire code official that the building or occupancy is in violation of provisions of this or other applicable safety codes, ordinances, rules and regulations;  
**-The Fire Certificate of Occupancy has been revoked due to long term non-compliance and failure to comply with the LHO extension date. All deficiencies must be corrected, and all permit(s) must be final by the re-inspection date or the property must be vacated.**~~
6. MSBC Chapter 1300.0120 Permits. Subpart 1. Required. An owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any gas, mechanical, electrical, plumbing system, or other equipment, the installation of which is regulated by the code; or cause any such work to be done, shall first make application to the building official and obtain the required permit.-**A Building permit is required for the installation of the new door and door frames.**

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of this order.

If you have any questions, email me at: [Efrayn.Franquiz@ci.stpaul.mn.us](mailto:Efrayn.Franquiz@ci.stpaul.mn.us) or call me at 651-266-8955 between 7:30 - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Efrayn Franquiz

Fire Safety Inspector

Ref. # 111907

08/27/2021

Dear Legislative Hearing Officials & City Council,

I am appealing the Revocation of Fire Certificate of Occupancy and Order to Vacate since all deficiencies have been corrected. As a reference, I have attached a list of all items replaced and / or repaired in order to come into compliance and in order for an expedited sale of this house.

On July 31<sup>st</sup>, I met with inspector Franquiz believing I had completed all of the deficiencies as required. It was found that a few items were not to his approval.

- 1.) Plumbing under sink.... Originally there was a small piece of chipped out of the upper backside of the pipe which could not be seen from the front. Although it was not leaking, He ordered me to repair. I installed a new black pipe and again, even though there was no leak, He wanted me to Repair again. ( July 31<sup>st</sup>). A professional repair was completed on 08/12/21.
- 2.) Glass Shower Walls.... Previous squatters broke original shower pane. I installed a new one but was 2" too short. Since a proper fitting new shower insert was not in stock, I tried to retro fit using L brackets to secure. I used fresh caulking on interior to make it water tight. I removed board on left side to remove a screw that penetrated the interior and forgot to replace before inspection. This shower was not I use. The caretaker was using the downstairs shower until replacement. New shower doors arrived and were immediately installed. It is my understanding that they were installed on August 16<sup>th</sup>. (Just the glass panels and frame).
- 3.) Interior walls.... There were no large holes or openings in the walls or ceilings, that were cracked or damaged that I am aware of. On July 31<sup>st</sup>, the inspector informed me that where I had patched the walls in the bedroom and bathroom, I also had to paint them. There was no mention of this in any previous report. After inspector left, these patches were sanded and painted on the same day.
- 4.) Bedroom Window.... Plans were made to replace this window, but was not in stock as of July 31<sup>st</sup>. Previous instructions were to replace a lower broken pane of glass. In order to comply by deadline, a new lower pane was installed. The window did stay up, did not slide down, but did not slide down smoothly. ( Original frame when house was built in the 1890's). There was a small gap at the bottom on the left side as the inspector states, but could be weather tight using a weather strip. The latch was present but did not latch. After further examination, a small piece of sheetrock was stuck on the bottom right side. After removal, the window closed tight and was able to latch. The new window arrived and was installed.
- 5.) Upstairs Bathroom Window.... As I explained to the inspector, I could not find a device that would keep the window open on its own. I was able to find a scissor swing arm to manually keep it open until the new window arrived. I concluded the previous owner installed the window upside down. The new window arrived but, was too wide and would not fit.



The contractor was able to retro fit the new swing arm so window could stay open on its own. Completed August 16<sup>th</sup>

- 6.) Electrical and Building Permits were pulled by Randy's Electric and Grady Restoration as required.

It is my understanding that Inspector Franquiz arrived on August 17<sup>th</sup> to inspect property for final compliance. I had notified him that I could not make the inspection due to possible Covid Virus and was feeling ill with a temperature. I had been seeing my father almost every day at New Harmony TCU on Gervais Ave. and they notified me of an outbreak of Covid and went into lockdown. It is also my understanding that my caretaker's daughter had Covid and was in the house when Mr. Franquiz arrived. My caretaker invited him in to do his inspection, but refused to enter.

I later found out that although my contractor had told me he could not complete windows until the 18<sup>th</sup>, after I told him about my deadline, he rearranged his schedule and all work was completed by the deadline Mr. Franquiz extended to me.

On a side note, because of the significant damage caused by the squatters, it was difficult to repair all items to get the house back into a sellable condition. Very few contractors were not willing to take on small jobs. Also, because of labor shortages there is a huge lack of materials and inventories and those contractors that would do the small jobs were booked out months in advance.


The bottom line is that I do not wish this property to be vacant in fear of this situation occurring again. I want to sell this property ASAP as I do not wish to own any more Rental Properties. I just want to close out this business and retire to Arizona.

I had every incentive to fix this property and sell as-soon-as possible, as I am receiving no rents, paying property taxes, insurance, heating, electric, water, and garbage. I have spent over \$11,000.00 in repairs and have spent \$6,400.00 in Attorneys fees, not to mention all of my time and energy.

I have sold my other houses, and this is the last one.

Please remove the vacancy status and issue the Cert. of Occupancy so that I may Sell this house as all deficiencies have been corrected and then some.

Sincerely,



Steven W. Kraut/ Apogee Properties, LLC

## Items Repaired at 58 Lawson Ave. W.

### Garage:

- Installed new tracks on main door.
- Installed new service door.
- Tested gas heater.
- Repaired broken light.
- Replaced/ repaired rotted siding above main door and painted.
- Repaired corner openings by eaves and service door and painted.
- Removed plastic gutters and painted.
- Scraped peeling paint and repainted where necessary.

### Shed:

- Put up new siding to cover holes. ( Old metal siding blew off ).

### Porch on side of House:

- Repaired holes in flooring.
- Repaired rotting walls where necessary.
- Installed new storm door.
- Replaced pane of glass on window.
- Electrician rewired and installed new exterior light.
- Put globe on exposed interior light bulb.
- Patched and caulked all holes around door.
- Had electrician cut out dead wires and covered hole.

### Porch in Front of House:

- Replaced and repaired 4 windows and screens.
- Installed new porch door.
- Repaired hole in floor.
- Replaced corner vinyl siding.

### Exterior:

- Covered air conditioning hole space and painted.
- Used come-along to tie in gate in order to close and latch.
- Installed 2 screens on windows.
- Replaced 2 broken panes of glass on bottom windows in dining room.
- Replaced broken glass and added new screen to kitchen window.
- Caulked window.

### Kitchen:

- Removed washer, dryer, and frig., tore out old linoleum, and installed New linoleum flooring. Put back appliances,
- Re-taped dryer vent with 181-AP tape.
- Replaced broken window between kitchen and porch.
- Patched, sanded, and painted holes in walls and ceiling.

#### Kitchen Continued:

- Painted whole kitchen.
- Installed new ceiling fan.
- Sanded off peeling paint above cabinets and painted.
- Installed new door.

#### Basement:

- Repaired handrail.
- Repaired and secured steps to basement.
- Replaced water heater pressure relief pipe with steel pipe. (twice - Outside threads on bottom of pipe - made me remove them).
- Repaired base heater to working order.
- Capped off gas pipe? As instructed.

#### Small Bedroom Downstairs:

- Repaired window to proper working order.
- Repaired walls and patched all holes.
- Replaced broken receptacle outlet.
- Repaired broken base heater.
- Repaired ceiling fan.

#### Dining Room:

- Repaired ceiling fan and lights.
- Filled in all holes in walls.
- Patched hole in 1 year old carpet.

#### Living Room:

- Had outlets tested.
- Installed new ceiling fan.
- Patched all holes in walls and ceilings.
- Added globe to exposed bulb in entry.
- Installed new spindle where one was missing.
- Painted all spindles and stair rails.
- Repaired falling tiles and buttoned up gap by header.

#### Front Bedroom:

- Patched all walls and ceilings/ painted.
- Replaced plug-in outlet.
- Replaced door.
- Patched hole behind door, sanded and painted.

#### Back Bedroom:

- Replaced door.
- Removed paneling on ceiling and replaced with new.
- Patched all holes and put up new paneling on walls next to door.

Back Bedroom Continued:

Replaced bottom window pane and wouldn't latch. There was a piece of sheetrock on right side...Removed and would shut and latch.  
Installed new window anyway when it came in.  
Removed TV on wall. Patched and painted wall.

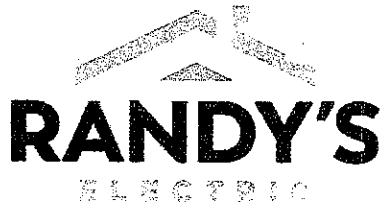
Upstairs Bathroom:

Replaced bathroom entry door.  
Tore up old bathroom flooring and replaced with new.  
Tried to install shower panels (2" too short).  
Installed new shower panels when arrived (kept old base).  
Patched holes in walls and under sink. Painted patching,  
New window above toilet was too large. Able to get scissor arm to work on old window.  
Repaired pipes under sink in a professional manner. (2<sup>nd</sup> attempt).

Lower Bathroom:

Replaced lighting fixture above sink.  
Replaced plug-in outlet.  
Repaired hole under vanity.  
Patched and painted cracks in wall.

*Steven W. Kant* 08/27/2021



8557 Wyoming Ave N, Ste 6  
 Minneapolis, MN 55445  
 RandysElectric.com  
 (763) 560-5600

**BILL TO**

Apogee Properties LLC  
 2309 Westcliffe Drive  
 Burnsville, MN 55306 USA

<b>INVOICE</b> 55222910	<b>INVOICE DATE</b> Apr 30, 2021
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**JOB ADDRESS**

Steven Kraut  
 58 Lawson Avenue West  
 Saint Paul, MN 55117 USA

**Completed Date:**  
**Technician:** Jeremy Metzger

**DESCRIPTION OF WORK**

Option 1b

TASK	DESCRIPTION	QTY
641	<p>\$99 Trip Charge:            Trip Charge includes:</p> <ul style="list-style-type: none"> <li>Estimates from a licensed, drug-tested, and background-checked Journeyman Electrician</li> </ul>	1.00
51	<p>Single Circuit Analysis:</p> <p>Single Circuit Analysis is done solely to troubleshoot a single circuit. This is the first step to solving circuitry problems. It is a diagnostic for what the problem(s) could be and is not guaranteed to fix the whole problem. Includes:</p> <ul style="list-style-type: none"> <li>Investigating circuit from the source to the end placement</li> <li>Quotes to fix the problem if it is more extensive</li> <li>An example is one light or one switch</li> </ul> <p>Troubleshoot outdoor light</p> <p>Found bad wiring and faulty connections in 3 jboxes associated with circuit and required new interior and exterior lights.</p>	1.00
274	<p><b>**Special Information**:</b>            Special instruction information: wiremold was pulled out of box and needs to be redone or demo for \$350 with new outlet. Client decided to demo with new outlet</p>	1.00

- 501 Wall-Mounted Light Fixture: 1.00  
 Removing old wall-mounted light fixture and installing a new one. Replace bathroom vanity light with new will come with led. Found speaker wiring feeding exhaust fan and needs to be replaced. Quoted client cost of rewire and client wanted to see how rest of job went before deciding on rewire of fan. Client gave approval for retiring exhaust fan quoted \$424. We also removed some duct work and remade connection as it was way too long and not properly done.
- 631 T-stat 1.00  
 T-stat install thermostat for baseboard heater
- 274 \*\*Special Information\*\* 1.00  
 Special instruction information: rewire exhaust fan in main floor bathroom and cut down duct and secure to stud.

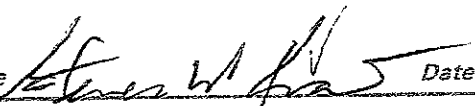
PAID ON	TYPE	MEMO	AMOUNT
4/30/2021	Credit Card		\$2,577.00
		SUB-TOTAL	\$2,577.00
		TAX	\$0.00
		TOTAL DUE	\$2,577.00
		PAYMENT	\$2,577.00
		BALANCE DUE	\$0.00

Randy's Guarantee: Randy's Electric believes in getting the job done right the first time. We want no call backs or misunderstandings. We explain the price before we do the work. We use the highest quality parts and the very best workmanship practices so our customers get the very best value for their dollar! We have a lifetime guarantee on our workmanship and guarantee parts for 1-5+ years. Randy's Electric is not responsible for damage to unmarked utility lines and/or electrical lines or any other underground service that is not marked. Randy's Electric is not responsible for incidental damage that may occur in the course of our services.

*"Thank you for allowing our team to be a Blessing to you!" - Randy Smith, Owner*

**CUSTOMER AUTHORIZATION**

*I authorize Randy's Electric to perform the work for the agreed-upon amount of \$2,577.00.*

Sign here  Date 4/30/2021

**CUSTOMER ACKNOWLEDGEMENT**

*I am satisfied with the agreed-upon work that Randy's Electric has completed at 58 Lawson Avenue West, Saint Paul, MN 55117 USA.*

Sign here  Date 4/30/2021

*I authorize Randy's Electric to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.*

*Sign here*

✓

*Date 4/30/2021*

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8557 Wyoming Ave N, Ste 6  
 Minneapolis, MN 55445  
 RandysElectric.com  
 (763) 560-5600

**BILL TO**

Apogee Properties LLC  
 2309 Westcliffe Drive  
 Burnsville, MN 55306 USA

<b>INVOICE</b> 58021235	<b>INVOICE DATE</b> Jul 29, 2021
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**JOB ADDRESS**

Steven Kraut  
 58 Lawson Avenue West  
 Saint Paul, MN 55117 USA

**Completed Date:**  
**Technician:** Jeremy Metzger

**DESCRIPTION OF WORK**

Option 2

TASK	DESCRIPTION	QTY
641	\$99 Trip Charge: Trip Charge includes:	1.00

- Estimates from a licensed, drug-tested, and background-checked Journeyman Electrician

386	AFCI & GFCI Outlet Installation: AFCI stands for Arc Fault Circuit Interrupter. They are designed to prevent fires and arcing. GFCI stands for Ground Fault Circuit Interrupter. It is also known as a "shock protector" as they are designed to prevent someone from receiving an electrical shock. This includes:	1.00
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- Outlet
- Installation of the AFCI / GFCI combo outlet where there is already an existing outlet

**DISCLAIMER:** If adding an AFCI/GFCI outlet on existing wiring and it continues to trip or does not hold, additional fees may apply.

PAID ON	TYPE	MEMO	AMOUNT
7/29/2021	Mobile Check Capture		\$366.00

**SUB-TOTAL** \$366.00



TAX	\$0.00
TOTAL DUE	\$366.00
PAYMENT	\$366.00

BALANCE DUE \$0.00

Randy's Guarantee: Randy's Electric believes in getting the job done right the first time. We want no call backs or misunderstandings. We explain the price before we do the work. We use the highest quality parts and the very best workmanship practices so our customers get the very best value for their dollar! We have a lifetime guarantee on our workmanship and guarantee parts for 1-5+ years.

Randy's Electric is not responsible for damage to unmarked utility lines and/or electrical lines or any other underground service that is not marked. Randy's Electric is not responsible for incidental damage that may occur in the course of our services.

*"Thank you for allowing our team to be a Blessing to you!" - Randy Smith, Owner*

CUSTOMER AUTHORIZATION

*I authorize Randy's Electric to perform the work for the agreed-upon amount of \$366.00.*

Sign here  Date 7/29/2021

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CUSTOMER ACKNOWLEDGEMENT

*I am satisfied with the agreed-upon work that Randy's Electric has completed at 58 Lawson Avenue West, Saint Paul, MN 55117 USA.*

Sign here \_\_\_\_\_ Date \_\_\_\_\_

<p>WEB: OLEANDLENAS.COM  Email: sales@oleandlenas.com</p>
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Apogee Properties  
2309 Westcliffe Dr  
Burnsville MN 55306

Darrell Goodman  
58 Lawson Ave W  
Saint Paul MN 55117

Double door. The bottom section was folded up when I arrived. Due to cramped space, I had to kill the springs "unwind", completely unscrew the bottom section, flip it, manually lift the door up and clamp it with vice grips, button it back up and tighten the cables again. After that, I was able to start working on the track. I unscrewed the brackets from the wall, but couldn't unscrew the top bolts from the track, so I had to grind them off on both sides. I pulled the track off and replaced 6 rollers. Then I put the new track on. The tenant asked me to just get it to where he could lift it manually, and you are able to do so currently. I recommend a whole new door is installed, including a new spring shaft. The current one is bent near the right drum. Door is manually functional.

TR-276	2.00	Track 2in - vertical 76in, sold per piece.
TR-JB-11	2.00	Jamb bracket #1-9
RL-18	2.00	Roller - 2" long stem w/nylon roller and high cycle bearings. PN 0120592
RL-15	4.00	Roller - 2" short stem w/nylon roller and high cycle bearings.

\$431.00  
\$0.00

**\$431.00**

**From:** +16127994412@tmomail.net,

**To:** imsunk@aol.com,

**Date:** Thu, Aug 19, 2021 11:49 am

**Attachments:**

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**From:** +16127994412@tmomail.net,

**To:** imsunk@aol.com,

**Date:** Thu, Aug 19, 2021 11:49 am

**Attachments:**

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**From:** +16127994412@tmomail.net,

**To:** imsunk@aol.com,

**Date:** Thu, Aug 19, 2021 11:50 am

**Attachments:**

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