Building Inspection	Cost of Materials	Cost of Labor	Total Costs	Hours	Status
Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2)	$ -	$ -	$ -	0	Done
Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)	$ 2,000	$ 600	$ 2,600	30	Kitchen ceiling and 2 bathrooms
Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)	$ -	$ -	$ -	0	No Lead paint present
Any framing members that required repair or 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 adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34	$ -	$ -	$ -	0	Needs inspection first
(1) Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4	$ -	$ -	$ -	0	No insulation required
Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1	$ -	$ -	$ -	0	Already installed, need inpection
Replace or repair landing and stairway per code. SPLC 34.09 (2)	$ 500	$ 200	$ 700	10	Replace boards
Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)	$ -	$ 2,000	$ 2,000	100	
Install downspouts and a complete gutter system. SPLC 34.33 (1d)	$ 300	$ 200	$ 500	10	
Provide general rehabilitation of garage. SPLC 34.32 (3) - Replace all missing siding	$ 500	$ 2,000	$ 2,500	100	
Remove CMU masonry and supporting wall for porch addition on NE corner.	$ 500	$ 500	$ 1,000	25	Fix the addition
Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312	$ -	$ 600	$ 600	30	
Remove masonry infill in rear and replace in compliant manner.	$ -	$ -	$ -	0	No need to replace or remove
Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1	$ -	$ 40	$ 40	2	
Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)	$ -	$ -	$ -	0	Windows replaced, needs inspection
Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)	$ -	$ 100	$ 100	5	
Provide functional hardware at all doors and windows. SPLC 34.09 (3f)	$ -	$ 200	$ 200	10	
Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)	$ -	$ -	$ -	0	Already Done
Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)	$ -	$ 100	$ 100	5	1 door left to replace
Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)	$ -	$ -	$ -	0	Already Done
21. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)	$ -	$ -	$ -	0	Already Done
ELECTRICAL Inspector: Randy Klossner Phone: 651-266-9032					
1. Ensure/rewire all electrical associated with NM cables dated after 2003 to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d)	$ 3,250	$ -	$ 3,250	0	electrician knows and is going to pull the permit
2. Multiple areas have been rewired without permits. Remove wall coverings in these areas for rough in inspections prior to re-covering.	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
3. All new and or replaced receptacles shall AFCI/GFCI protected as required by the current NEC.	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
4. Rewire the kitchen to current NEC standards based on the new layout.	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
6. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
7. Properly strap and support cables and/or conduits. Chapter 3, NEC	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
8. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
9. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
10. Install box extensions on devices mounted in wood panelling. Article 314.20, NEC	$ -	$ -	$ -	0	electrician knows and is going to pull the permit

11. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
12. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
13 All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.	$ -	$ -	$ -	0	electrician knows and is going to pull the permit
PLUMBING Inspector: Paul Zellmer Phone: 651-266-9048					
1. Lavatory -(MPC .0100 E & 901) Install a proper fixture to waste, vent, waters to code.	$ 14,000	$ -	$ 14,000	0	hired plumber, waiting on permits
2. Piping Vents -(MPC 904 & 906.7) Install the correct size piping vents.	$ -	$ -	$ -	0	hired plumber, waiting on permits
3. Piping Vents -(MPC 905.4, 906.1 & 906.4) Install the piping vents in the proper location.	$ -	$ -	$ -	0	hired plumber, waiting on permits
4. Piping Vents -(MPC 905.4 & 906.1) Install the required vent piping.	$ -	$ -	$ -	0	hired plumber, waiting on permits
5. Piping Vents -(MPC 2520 Subp.1) Provide the proper full size vent through the roof.	$ -	$ -	$ -	0	hired plumber, waiting on permits
6. Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.	$ -	$ -	$ -	0	hired plumber, waiting on permits
7. Sink -(MPC 301.1) Replace the faucets that are missing	$ -	$ -	$ -	0	hired plumber, waiting on permits
8. Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.	$ -	$ -	$ -	0	hired plumber, waiting on permits
9. Tub and Shower -(MPC 417.3) Install a vacuum breaker for the hand held shower.	$ -	$ -	$ -	0	hired plumber, waiting on permits
10. Tub and Shower -(MPC 402.11) Provide access.	$ -	$ -	$ -	0	hired plumber, waiting on permits
11. Tub and Shower -(MPC 409.2) Provide an approved waste stopper	$ -	$ -	$ -	0	hired plumber, waiting on permits
12. Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.	$ -	$ -	$ -	0	hired plumber, waiting on permits
13. Basement -Gas Piping -(MFGC 411) Replace improper piping or fittings.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
14. Basement -Gas Piping -(MFGC 402) Install piping and fittings with the proper sizing.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
15. Basement -Gas Piping -(MFGC 407) Add the appropriate metal hangers.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
16. Basement -Gas Piping -(MFGC 406.4.1) Conduct a witnessed pressure test on gas piping system.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
17. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture waste, vent, water to code.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
18. Basement -Piping Vents -(MPC 906.5) Repair or replace the broken piping, improper or no flashing.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
19. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
20. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports to waste, vent, and waters on all floors	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
21. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
22. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, and vent piping.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
23. Basement -Soil and Waste Piping -(MPC 707.4) Install a clean out at the upper terminal at each horizontal drainage pipe.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
24. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
25. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
26. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
27. Basement -Water Heater -(MMC 701) Provide adequate combustion air for the gas burning appliance.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
28. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
29. Basement -Water Meter -(MPC 609.11) Support the water meter to code.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
30. Basement -Water Piping -(MPC 313) Add the appropriate water pipe hangers.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
31. Basement -Water Piping -(MPC 610) Replace all the improperly sized water piping.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
32. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
33. Bathroom -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
34. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
35. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
36. First Floor -Lavatory -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
37. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that are missing	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
38. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
39. First Floor -Tub and Shower -(MPC 409.4) Install a hot water temperature limiting device, ASSE Standard 1070.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits

All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.	$ -	$ -	$ -	0	Plumber is also doing gas and waiting on permits
Heating Inspector: Laurent Wickland Phone: 651-266-9031					
1. Clean and Orsat test furnace/boiler burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.	$ -	$ -	$ -	0	Plumber is also doing all the heating
2. Provide adequate combustion air and support duct to code.	$ -	$ -	$ -	0	Plumber is also doing all the heating
3. Provide support for gas lines to code.	$ -	$ -	$ -	0	Plumber is also doing all the heating
4. Plug, cap and/or remove all disconnected gas lines.	$ -	$ -	$ -	0	Plumber is also doing all the heating
5. Provide heat in every habitable room and bathrooms.	$ -	$ -	$ -	0	Plumber is also doing all the heating
6. Repair or replace radiator valves as needed.	$ -	$ -	$ -	0	Plumber is also doing all the heating
7. Seal unused chimney openings by an approved manner. (opening in masonry	$ -	$ -	$ -	0	Plumber is also doing all the heating
brick chimney in kitchen area 1st floor).	$ -	$ -	$ -	0	Plumber is also doing all the heating
8. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one half of which must be openable or provide exhaust system vented to the outside. A mechanical ventilation permit is required if an exhaust system is installed.	$ -	$ -	$ -	0	Plumber is also doing all the heating
9. Mechanical permits are required for the above work.	$ -	$ -	$ -	0	Plumber is also doing all the heating
10. Abate or remove friable asbestos. Pipe covering. Provide documentation that the work was completed by a State licensed asbestos abatement contractor.	$ -	$ -	$ -	0	Plumber is also doing all the heating
Notes:					
1. See attachment for permit requirements and appeals procedure.	$ -	$ -	$ -	0	
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a $5,000.00 Performance Bond or Deposit at the time the permit is issued.	$ -	$ -	$ -	0	Already Done
3. Provide plans and specifications for any portion of the building that is to be rebuilt.	$ -	$ -	$ -	0	
Total Costs	**$ 21,050**	**$ 6,540**	**$ 27,590**	**327**	