

Code Compliance Plans – 2096 Reaney Ave E Saint Paul, MN 55119

MCS Vendor – Midwest Inspection, PO Box 129 Hendrum MN 56550

Repair Total: \$125,000.00

BUILDING: \$60,000.00 Inspector: Jim Seeger Phone: 651-266-9046

1. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
2. Where wall and ceiling covering is removed install full thickness or code specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
3. 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
4. Provide major clean-up of premises. SPLC 34.34 (4)
5. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
6. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
7. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
8. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
9. Provide general rehabilitation of garage. SPLC 34.32 (3)
10. Remove new drywall from basement walls and ceiling installed without permit. Drywall dated 4-9-17 by stairs.
11. Replace broken tile in 1st. floor bathroom.
12. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
13. 3 bedrooms on 2nd. floor meet code requirements .
14. Replace garage service door and repair overhead door.
15. New stairs installed at rear of house for 2nd. floor. not built to code , rebuild or remove.

16. Roofing on house and garage installed without permit or inspections. Also, not installed per manufacture's recommendations. Remove and replace with all required inspections.

17. New fascia installed on garage without permits.

18. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)

19. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)

20. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)

21. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)

22. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

23. 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)

24. 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 (1)

25. 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)

ELECTRICAL: \$25,000.00 Inspector: Peggy Schlichte Phone: 651-266-9039

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles
4. Properly wire microwave/hood fan above range to current NEC.
5. Ensure/Properly wire furnace(s) to current NEC.
6. Ensure/Properly wire dishwasher/disposal to current NEC.
7. Service Panels/Sub Panels. Wire and ground to current NEC.

8. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
9. Install "S" type fuse adapters and proper size "S" type fuses due to overfusing.
Article 240.51 (B), NEC
10. Replace circuit breakers in electrical panel that are not listed for that panelboard with proper breakers. Article 110.3 (B)
11. All Electrical Panels -Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Basement -Properly wire hot tub to Article 680, current NEC.

13. EXPIRED/CLOSED PERMITS WITHOUT APPROVAL -Permit 2002 227424 had corrections and was closed/expired with out final approval - All work under this permit will need to be inspected to the current NEC. Permit 2002 230472 was closed/expired with out final approval - All work under this permit will need to be inspected to the current NEC Permit 2012c046731 was closed/expired with out final approval - All work under this permit will need to be inspected to the current NEC

14. House/Garage -Replace electrical service panel/sub panel(s) due to excessive corrosion. Article 110.12 (B), NEC
15. Laundry Room -Meter Socket - This will need to be replaced. Meter socket has been completely painted over.
16. Throughout -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
17. Throughout -Properly strap and support cables and/or conduits. Chapter 3, NEC
18. Throughout -Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
19. Throughout -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
20. Throughout -Ensure/Install box extensions on devices mounted in wood paneling/tiled walls. Article 314.20, NEC
21. Throughout -Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
22. Throughout -Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
23. Throughout -NEC 314.21 Ensure no gaps around finished electrical boxes
24. Throughout -NEC 410.16(A) Ensure all closet fixtures have enclosed fixtures and located in closet to current NEC
25. Throughout -NEC 334.15(B) Exposed non metallic cable . Install to current NEC. This was also found in kitchen cabinet and closets
26. Throughout -NEC 406.5(D) Provide for all receptacles to be flushed to the finished plate.
27. Throughout -Exterior/Interior -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

28. Throughout/Garage/Exterior -Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.

29. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING: \$22,000.00 Inspector: Steve Fernlund Phone: 651-266-9052

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
3. Basement -Laundry Tub -(MPC .0100 B) Provide the proper potable water protection for the faucet spout.
4. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
5. Basement -Lavatory -(MPC 701) Install the waste piping to code.
6. Basement -Sink -(MPC 701) Install the waste piping to code. Bar sink.
7. Basement -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code. Bar sink.
8. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
9. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
10. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
11. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.

12. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.

13. First Floor -Lavatory -(MPC 701) Install the waste piping to code.

14. First Floor -Sink -(MPC 701) Install the waste piping to code.

15. First Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.

16. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.

17. Second Floor -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.

18. Second Floor -Lavatory -(MPC 701) Install the waste piping to code.

19. Second Floor -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.

20. Second Floor -Toilet Facilities -(MPC 701) Install the waste piping to code.

21. Second Floor -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.

22. Second Floor -Tub and Shower -(MPC 701) Install the waste piping to code.

23. 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.

Heating: \$18,000.00 Inspector: Aaron Havlicek Phone: 651-266-9043

1. Install approved level handle manual gas shutoff valve on furnace and remove unapproved valve.
2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. Clean and Orsat test furnace 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.
4. Provide thirty (30) inches of clearance in front of furnace/boiler for service
5. Replace furnace/boiler flue venting to code
6. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to code.
7. Vent clothes dryer to code and provide approved gas piping and valve (plumbing or mechanical gas permit is required).
8. Provide adequate combustion air and support duct to code.
9. Provide support for gas lines to code.
10. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
11. Bathrooms require a means to ventilate the space. Provide a window with an aggregate glazing area of not less than 3 square feet, one half of which must

be operable. Alternative is a bath fan properly vented to the outside. All kitchen exhaust must be venting to exterior. A mechanical ventilation permit will be required for the bath fan and/or kitchen exhaust.

12. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.

13. Repair and/or replace heating registers as necessary

14. Provide heat in every habitable room and bathrooms

15. Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.

16. Submit documentation verifying that A/C system is operable, if not, repair, replace or remove and seal all openings.

17. Separate heating system is required for each dwelling unit. Furnace in basement cannot be used for heating both 1st and 2nd floor units of duplex

18. Mechanical Gas and Warm Air permits are required for the above work.

Work Order

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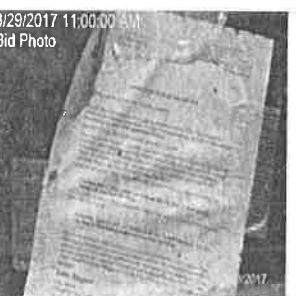
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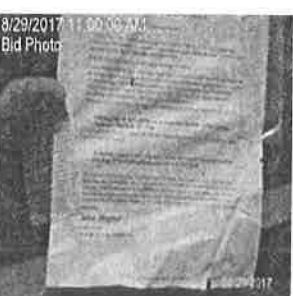
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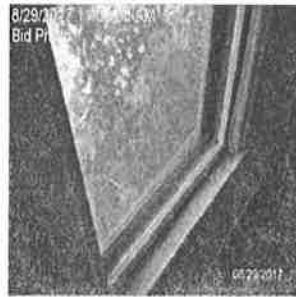
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Saint Paul , MN 55119



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Electric Inspection
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Work Order

Loan #: 9902528247

Type: FHA (11)

FHA # 277-0759562



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Electric Inspection
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Type: **FHA (11)**

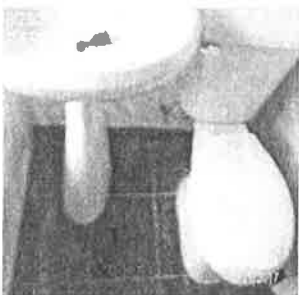
FHA # **277-0759562**



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Plumbing Inspection
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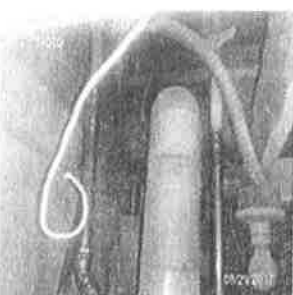
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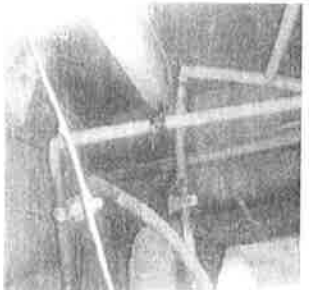
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BOARD LARGE WINDOW
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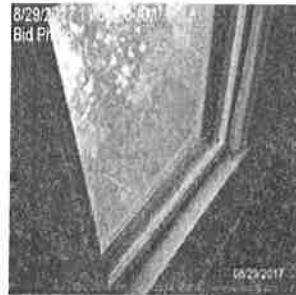
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Type: **FHA (11)**

FHA # **277-0759562**



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08/29/2017
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2096 Reaney Ave E
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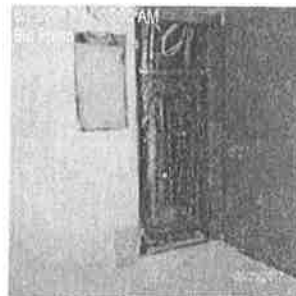
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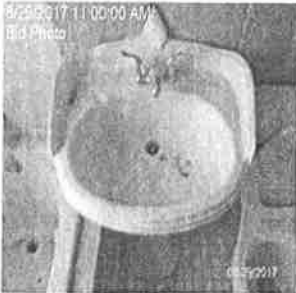
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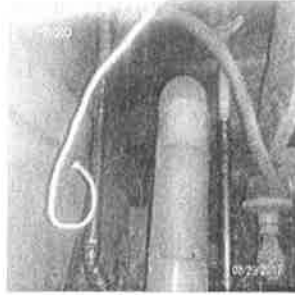
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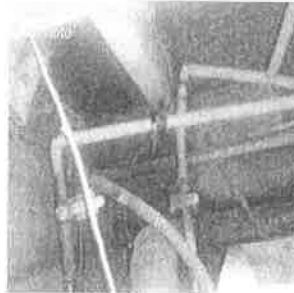
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Front View
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