



CITY OF SAINT PAUL

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

Telephone: 651-266-8989  
Facsimile: 651-266-8951  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

July 24, 2019

TODD WERMAGER  
RENTERS WAREHOUSE  
13200 PIONEER TRL #100  
EDEN PRAIRIE MN 55347-4121

### FIRE INSPECTION CORRECTION NOTICE

RE: 1798 NEBRASKA AVE E  
Ref. #122060  
Residential Class: C

initial corrections

Dear Property Representative:

Your building was inspected on July 24, 2019 for the renewal of your Fire Certificate of Occupancy. Approval for occupancy will be granted upon compliance with the following deficiency list. The items on the list must be corrected prior to the re-inspection date. **A re-inspection will be made on August 21, 2019 at 02:30 PM.**

Failure to comply may result in a criminal citation or the revocation of the Fire Certificate of Occupancy. The Saint Paul Legislative Code requires that no building shall be occupied without a Fire Certificate of Occupancy. The code also provides for the assessment of additional re-inspection fees.

**YOU WILL BE RESPONSIBLE FOR NOTIFYING TENANTS IF ANY OF THE FOLLOWING LIST OF DEFICIENCIES ARE THEIR RESPONSIBILITY.**

#### DEFICIENCY LIST

1. 1st & 2nd Floor - Stairways - SPLC 34.10 (3), 34.34(2) - Repair or replace the damaged handrail in an approved manner. -Handrail is loose, broken from tuck point.
2. 1st Floor - Front Bedroom - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.

3. 2nd Floor - Bedroom Closet - MSFC 1030.1 - Provide and maintain an approved escape window from each sleeping room or area, or discontinue use of area as a sleeping room. This work may require permit(s). Call DSI at (651) 266-8989.-Provide an approved window or stop using closet as a sleeping room.
4. **Basement - Bedroom - SPLC 34.20** Every occupant of buildings, dwelling units, guest rooms, habitable rooms, premises, residential structures, rooming houses, rooming units and other structures or premises shall upon receiving reasonable prior notice give the owner or operator or their agent or employee access to the premises at reasonable times for the purpose of effecting inspections, maintenance, repairs or alterations which are necessary to comply with provisions of this chapter.-Provide access to the inspector in basement mechanical room and bedroom. **tenant responsibility.**
5. Basement - Hallway - MSFC 605.1- All light fixtures shall be maintained with protective globes if originally equipped.-Electrical light globe is missing.
6. Basement - Stairways - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.-Ceiling is chipped and peeling paint.
7. Exterior - Multiple Locations - SPLC 34.09 (4), 34.33 (3) -Provide or repair and maintain the window screen.-Window screen is ripped off and torn.
8. Garage - MSFC 901.6 - Provide required annual maintenance of the fire extinguishers by a qualified person and tag the fire extinguishers with the date of service.-Fire extinguisher has no service label.
9. Interior - Multiple Location - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Hard wired smoke detector is missing at multiple location, provide smoke detector where missing and required.
10. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

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,

## Message

## Details



From: Rickey Mack

To: morales\_sandra1@yahoo.com Bcc: rmack@renterswarehouse.com ▼

9:36 AM | Aug 16

A follow-up rental license inspection with the City of **St Paul** has been set for 8/21/2019 2:30 PM. You do not need to be present for the inspection, as I will be there to accompany the inspector. This inspection is required by the city to make sure that all the corrections have been done to retain the rental license for the property. **Please reply to this email to confirm you received this message.**

If you do not plan on being present, please ensure no screen/storm doors are locked and any dogs are kenneled (if necessary)

Please be advise this is a general time. The city may show up within a half hour on each side of the scheduled time

Thanks and have a great day,

**RICKEY A MACK**  
Property Inspector | Renters Warehouse - The Professional Landlords  
Office Hours 9 am - 5:30 pm Monday - Friday  
E: [Rmack@RentersWarehouse.com](mailto:Rmack@RentersWarehouse.com)  
Direct: 952-224-9848 | Cell: 952-769-7112  
Customer Service: 844-793-4948

[RentersWarehouse.com](http://RentersWarehouse.com) | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

**Renters Warehouse Headquarters**  
13200 Pioneer Trail Suite 100  
Eden Prairie, MN 55347

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• notice provided to  
tenant for inspection

Activity Email Created

Performed By Miranda Donnelly

Performed On 09/14/2019 10:26 AM

Description 1798 Nebraska Avenue Saint Paul 55119 | City Inspection

**Hello,**

**It has been brought to our attention that a closet in the home is being used as an additional bedroom. This is NOT allowed per fire safety codes. Please cease using the closet as an additional bedroom immediately and remove the mattress from the closet. Any fines the property incurs for the closet being used as an additional bedroom will be billed back to you as the tenant. If you have any questions please give our office a call at 844-793-4948.**

Details

**Thank you,  
RW Maintenance - Colleen  
(844) 793-4948**

email to tenant to  
correct violation

## Message

## Details



From: Rickey Mack

To: morales.sandra1@yahoo.com Bcc: rmack@renterswarehouse.com ▼

9:40 AM | Aug 26

Hello,

The owner of the property has requested that Renters Warehouse complete an inspection of the property. This is standard procedure upon owner's request and should only take 20-30 minutes at the most. I will walk through the property, note it's condition and take a quick video for record. While my goal is to document the property and it's fixtures, personal property may be indirectly filmed. Please note that any personal property you would not like seen should be stored. I will be conducting the inspection 8/27/2019 2:30 PM. The Renters Warehouse Inspections department does not have a set of keys to your property so if you could please coordinate with me to allow access it would be much appreciated. If you can be present that would be great. Otherwise providing a Hidden key or a garage code would work as well. If you will not be present, please ensure all storm/screen doors are unlocked and dogs are kenneled (if necessary).

Thank you and have a great day.

**RICKEY A MACK**

Property Inspector | Renters Warehouse - The Professional Landlords

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notice provided to  
tenant for  
inspection



## Rental License RE-Inspection for 1798 Nebraska Ave E, St. Paul

Message

Details



From Rickey Mack

To: morates.sandra1@yahoo.com, reyesisandra24@gmail.com Bcc: rmack@renterswarehouse.com

10:52 AM | Sep 3

A follow-up rental license inspection with the City of St Paul has been set for 9/16/2019 11:00 AM. The Renters Warehouse inspections department does not have a set of keys to your property so if you could please coordinate with me to allow access it would be much appreciated. If you can be present that would be great. Otherwise providing a Hidden key or a garage code would work as well. If you will not be present, please ensure all storm/screen doors are unlocked and dogs are kenneled (if necessary). This inspection is required by the city to make sure that all the corrections have been done to retain the rental license for the property. **Please reply to this email to confirm you received this message.**

Please be advise this is a general time. The city may show up within a half hour on each side of the scheduled time

Thanks and have a great day,

**RICKEY A MACK**  
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notice provided to  
tenant for inspection.



355

CITY OF SAINT PAUL  
DEPARTMENT OF SAFETY AND INSPECTIONS  
DIVISION OF CODE ENFORCEMENT  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

19 - 085616

SEP 23 2019

**SUMMARY ABATEMENT ORDER**

Yog hais tias koj hais tsis to taub tsab ntwav no, hu rau tus txhais lus ntwam (651) 266- 8989. Nws yog pab dawb xwb. Si necessita un traductor, por favor llamanos al (651)266- 8989. No costo.

MNSF T2 SPE LLC  
6836 MORRISON BLVD STE 320  
CHARLOTTE NC 28211- 2612

**As owner or person(s) responsible for : 1798 NEBRASKA AVE E you are hereby ordered to eliminate all nuisance conditions which are in violation of Chapter 45 of Saint Paul Legislative Code.**

1. Remove improperly stored or accumulated refuse which may include: garbage, rubbish, loose and scattered litter, discarded furniture, appliances, vehicle parts, scrap wood and metal, recycling materials, household items, building materials or rubble, tires, brush, etc., from entire property including yard, boulevard, alley, and driveway. CHAIR, MATTRESS, WOOD DEBRIS ,BAGS OF RUBBISH/YARD WASTE ETC. IN BACK YARD. THANK YOU. Comply before September 26, 2019
2. IMMEDIATELY secure all buildings which are open to unauthorized entry. SECURE AND OPEN WINDOWS OR DOORS ON THE HOUSE/GARAGE/SHED OF THIS REGISTERED VACANT BUILDING. Comply before September 26, 2019

If you do not correct the nuisance or file an appeal before September 26, 2019 , the City will correct the nuisance and charge all costs, including boarding costs, against the property as a special assessment to be collected in the same way as property taxes.

Charges: If the City corrects the nuisance, the charges will include the cost of correction, inspection, travel time, equipments, etc. The rate will be approximately \$260 per hour plus expensed for abatement.

**You must maintain the premises in a clean condition and provide proper and adequate refuse storage at all times  
FAILURE TO COMPLY MAY RESULT IN A CRIMINAL CITATION**

Issued by: Tom Friel Badge: 355 Phone Number: 651- 266- 1906  
**If you have any questions about this order, the requirements or the deadline, you should contact the Inspector listed above, Monday through Friday.**

Also Sent To:  
Occupant

Todd Wermager 13200 Pioneer Trl #100 Eden Prairie MN 55347- 4121

APPEALS: You may appeal this order and obtain a hearing before the City Council by completing an appeal application with the City Clerk before the appeal deadline noted above or seven (7) days after the date mailed, which ever comes first. No appeals may be filed after that date. You may obtain an appeal application from the City Clerk's Office, Room 310 in City Hall, 15 W Kellogg Blvd., St. Paul, MN 55102. The telephone number is (651) 266- 8688. You must submit a copy of this Summary Abatement Notice with your appeal application.

\*WARNING Code inspection and enforcement trips cost the taxpayers money. If the violations are not corrected within the time period required in this notice, the city's costs in conducting a reinspection after the due date for compliance will be collected from the owner rather than being paid by the taxpayers of the city. If additional new violations are discovered within the next following 12 months, the city's costs in conducting additional inspections at this same location within said 12 months will be collected from the owner rather than being paid by the taxpayers of the city. Any such future costs will be collected by assessment against the real property and are in addition to any other fines or assessments which may be levied against you and your property.

## Timeline:

6/7/19 The St Paul Fire inspector scheduled the initial inspection. The RW inspections team had training that day so the inspection was rescheduled.

7/5/19 St Paul Fire inspector scheduled the initial inspection to take place but there was no access because the key on file did not work.

7/24/19 St Paul Fire inspector scheduled the initial inspection to take place. Inspection failed and correction orders written. In addition the tenants had the basement bedroom and mechanical room locked so there was no access to that area.

7/30/19 Correction Orders received

8/5/19 Correction order entered #294333 Compliance Date 8/21/19

8/21/19 St Paul Fire inspector scheduled the re-inspection. 6 Corrections were not completed and **tenants did not give access to basement bedroom or mechanical room.**

8/23/19 PCI scheduled. **Inspections was informed tenant may be subletting. Inspection did not occur because tenant denied access.**

8/26/19 Updated Correction Orders Received and updated ticket #294333 Compliance Date 9/16/19 or Revocation and Order to Vacate.

8/27/19 PCI re-scheduled due to tenant not allowing access on 8/23/19. This inspection did not occur either. Tenant denied access and dog present.

9/10/19 Inspection informed corrections were completed.

9/16/19 St Paul Fire inspector scheduled the re-inspection. **Unable to gain access because keys do not work and there was a dog present.** Fire inspector revoked certificate of occupancy and referred property to be registered as a vacant building category II.