



CITY OF SAINT PAUL
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January 29, 2009

HEATHER FOSS, REALTOR
201 LAKE ST E
WAYZATA MN 55391

Re: 461 Sherburne Ave
File#: 08 144214 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

1. Repair chain link fence as necessary.
2. Re-level front entry landing and step.
3. Rehabilitate kitchen cabinets or replace.
4. Provide tempered glazing in upstairs bedroom at rear of house, east side.
5. Remove and replace carpet and vinyl throughout house.
6. Remove and replace suspended ceiling tile that is stained or damaged throughout house.
7. Provide exhaust fan at bathroom on main level.
8. Provide support or straps to stringers at rear entry steps going to upper level.
9. Install pickets where missing or main level deck.
10. Infill and completely seal opening in foundation wall at rear of house.
11. Insure basement cellar floor is even, is cleanable, and all holes are filled.
12. Install handrails and guardrails at all stairways, including basement stairways, per attachment.
13. Strap or support top of stair stringers.
14. Tuck Point interior/exterior of foundation.
15. Install floor covering in the bathroom and kitchen that is impervious to water.
16. Install tempered or safety glass in window over bathtub to Code.
17. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
18. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
19. Provide complete storms and screens, in good repair, for all door and window openings.
20. Provide fire block construction as necessary.
21. Re-level structure as much as is practical.
22. Where wall and ceiling covering is removed install full-thickness or code-specified insulation.

BUILDING

23. 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).
24. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
25. 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 egress requirements (20" minimum width, 24" minimum height, but not less than 5.7 sq. ft. overall openable area; minimum 5.0 sq. ft. openable area if sill height is within 44 inches of grade).
26. Provide general clean-up of premise.
27. Provide smoke detectors per the Minnesota Building Code and carbon monoxide detectors per State law.
28. Repair siding, soffit, fascia, trim, etc. as necessary.
29. Provide weather-sealed, air-sealed, and vermin-sealed exterior.
30. Provide proper drainage around house to direct water away from foundation.
31. Replace or repair landing and stairway per code.
32. Repair or replace damaged doors and frames as necessary, including storm doors.
33. Weather-seal exterior doors.
34. Air-seal and insulate attic access door in an approved manner.
35. Dry out basement and eliminate source of moisture.
36. Remove mold, mildew and moldy or water-damaged materials.
37. Install water-proof enclosure in shower area.
38. Cover water meter pit with concrete or decay-resistant, screwed-down cover.

ELECTRICAL

1. Ground the electrical service to the water service with a copper conductor within 5' of the entrance point of the water service.
2. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
3. Provide a complete circuit directory at service panel indicating location and use of all circuits.
4. Verify/install a separate 20 ampere laundry circuit & a separate 20 ampere kitchen appliance circuit.
5. Verify that fuse/circuit breaker amperage matches wire size.
6. Close open knockouts in service panel/junction boxes with knockout seals.
7. Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched from the top of the stairs.
8. Ground bathroom light in first and second bathroom and disconnect receptacle on fixture.
9. Remove all cord wiring.
10. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.

ELECTRICAL

11. Check all outlets for proper polarity and verify ground on 3-prong outlets.
12. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
13. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
14. Install hard-wired, battery backup smoke detector as specified in Bulletin 80-1 and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
15. Install exterior lights at front/side/back entry doors.
16. *All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.*
17. *All electrical work must be done by a Minnesota- licensed electrical contractor under an electrical permit.*
18. *Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.*
19. *All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1)*
20. Verify wiring above suspended ceilings.
21. Properly wire and ground first and second floor bath lights.
22. Add one receptacle in southwest bedroom, southeast bedroom and northeast bedroom.

PLUMBING

All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.

Basement

1. The water heater has no gas shutoff or gas piping is incorrect and the gas venting and water piping are incorrect.
2. The water heater is not fired or in service. Verify vent is connected to proper chimney liner.
3. Raise water meter to minimum 12" above floor and properly support meter.
4. The water meter is removed and not in service and the service valves are not functional or correct.
5. The water meter has corroded and incorrect piping.
6. Remove water meter from pit.
7. Repair or replace all corroded, broken or leaking water piping.
8. Provide water piping to all fixtures and appliances. All water piping missing – replace per code.
9. Replace corroded gas piping.
10. The dryer gas shutoff, connector or gas piping is incorrect. Add appropriate hangers.
11. The soil and waste piping has no front sewer cleanout and no soil stack base cleanout.
12. The soil and waste has unplugged, open or back pitched piping and has improper pipe supports and improper connections, transitions, fittings or pipe usage. Add appropriate hangers.
13. The laundry tub waste and water piping are incorrect and incorrectly vented.
14. The laundry tub fixture and faucet is broken or parts missing. Replace per code remaining piping that is incorrect.

PLUMBING

First Floor

15. The kitchen sink waste and water piping is incorrect and un-vented.
16. The kitchen sink faucet is missing, broken or parts missing.
17. The water closet is incorrectly vented.
18. The tub and shower waste is incorrect and incorrectly vented. The faucet is missing, broken or parts missing. Replace waste and overflow and provide a stopper.
19. The water closet is incorrectly vented.
20. The tub and shower waste is incorrect and incorrectly vented. The faucet is missing, broken or parts missing. Replace waste and overflow and provide stopper.
21. The range gas shutoff, connector or gas piping is incorrect.

Second Floor

22. The lavatory waste is incorrect and incorrectly vented and the faucet is missing, broken or parts missing.
23. The water closet fixture is broken or parts missing.
24. The tub water piping is incorrect and incorrectly vented. Replace waste and overflow.
25. The lawn hydrant(s) are broken or parts missing and requires backflow assembly or device.

HEATING

1. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
2. Vent clothes dryer to code.
3. Provide adequate combustion air and support duct to code.
4. Install flue venting to code.
5. Enclose flue vent on first level, maintain minimum one inch clearance to combustibles.
6. Clean all supply and return ducts for warm air heating system.
7. Repair and/or replace heating registers as necessary.
8. Install attached duct buried in wall to the appropriate register.
9. Gas and warm air mechanical permits are required for the above work.

ZONING

1. This house was inspected as a single family dwelling.

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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.

Roof, sidewalks, etc. snow covered and could not be inspected. All must meet appropriate codes when completed.

This is a registered vacant building. In order to reoccupy the building, all deficiencies listed on the code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS: ml
Attachments