

Vang, Mai (CI-StPaul)

To: mckaye001@netscape.net; john@shoemakerlaw.com; donaldhedquist@comcast.net; kjr0592@gmail.com; kriley592@gmail.com
Cc: Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul)
Subject: RE: 758 Maryland Ave E.Kaye Ltr R-R Ltr 2-12-13

Mary,
Just a quick glance at the bid, I am not seeing timelines

From: mckaye001@netscape.net [mailto:mckaye001@netscape.net]
Sent: Tuesday, February 26, 2013 4:35 PM
To: Vang, Mai (CI-StPaul); john@shoemakerlaw.com; donaldhedquist@comcast.net; kjr0592@gmail.com; kriley592@gmail.com
Cc: Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Spong, Amy (CI-StPaul); Boulware, Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul)
Subject: Re: 758 Maryland Ave E.Kaye Ltr R-R Ltr 2-12-13

Hello Mai!!

Attached herewith is a file containing the following:

1. A complete code compliance report from Jim Seeger and his team,
2. A bid from HomeWork, licensed GC for \$16,450.00
3. A second bid/plan from Beddor Contracting Licensed GC for \$16,000.00
4. A current account summary indicating enough funds to cover the work,
5. An affidavit from the owner dedicating entirety of those funds to the rehab process.

Please be advised that I will be appearing at the hearing to appeal the following:

1. The City's \$45,000 estimate.
2. The Category 3 status.
3. The 5,000.00 performance bond;

I may also submit for review under separate cover additional appeal items as well case law and appellate case law for the councils review.

Thanks Mai, you do an amazing job:-)

Mary C. Kaye
651.246.0733

All of the information in this email and documents attached herewith is confidential. This message is intended only for the personal and confidential use of the designated recipient(s) named above. If you are not the intended recipient of this message you are hereby notified that any review, dissemination, distribution or copying of this message is strictly prohibited. Finally, email transmission cannot be guaranteed to be secure or error-free. Therefore, we do not represent that this information is complete or accurate and it should not be relied upon as such. All information is subject to change without notice. the recipient should check this email and any attachments for the presence of viruses.

-----Original Message-----

From: Vang, Mai (CI-StPaul) (CI-StPaul) <mai.vang@ci.stpaul.mn.us>
To: mckaye001 <mckaye001@netscape.net>
Cc: Magner, Steve (CI-StPaul) (CI-StPaul) <steve.magner@ci.stpaul.mn.us>; Yannarely, Joe (CI-StPaul) (CI-StPaul) <joe.yannarely@ci.stpaul.mn.us>; Spong, Amy (CI-StPaul) (CI-StPaul) <amy.spong@ci.stpaul.mn.us>; Boulware,



Account Activity

Business and Personal Accounts

Select Account View

Account

<u>Ending Collected Balance</u>	\$14,388.33
---------------------------------	-------------



Ending Collected Balance

Your posted (ledger) balance minus any uncollected funds at the end of the last business day.

as of 02/25/13

<u>Current Posted Balance</u>	\$14,388.33
-------------------------------	-------------



Current Posted Balance

This balance includes all transactions that have been processed ("posted"). It does not include pending transactions. Refer to your account's Available Balance to determine the funds currently available to you for withdrawal.

Pending Withdrawals/ Debits	\$0.00
-----------------------------	--------

Pending Deposits/ Credits	\$800.00
---------------------------	----------

Available Balance Learn More	\$15,188.33
--	-------------

Additional Services

[Design My Card](#)

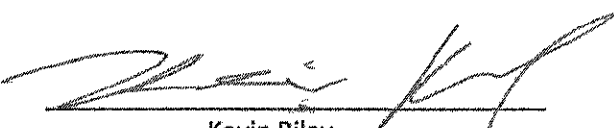
[View](#)

Affidavit of Kevin Riley

My name is Kevin Riley. I am 53 years old and working as Chief Manager, Owner Raven Financial, and currently reside at 300 Broadway #305, Fargo, ND 58102.

I affirm that the bank statement attached contains the funds that are dedicated to be used for the rehabilitation of 758 Maryland, St. Paul, MN.

I declare that, to the best of my knowledge and belief, the information herein is true, correct and complete.



Kevin Riley

STATE OF NORTH DAKOTA, COUNTY OF CASS, ss:

On this 22 day of February, 2013, before me,
Kevin Riley the undersigned officer, personally appeared Kevin Riley,
known to me to be the person who is described in and who executed the within and foregoing Affidavit,
and being first duly sworn on oath according to law, deposes and says that he has read the foregoing
Affidavit subscribed by him, and that the matters stated herein are true to the best of his information,
knowledge and belief.

MCKENZIE TAYLOR
Notary Public
State of North Dakota
My Commission Expires Sept. 3, 2016



Notary Public

**** All extra work and change orders will be accounted for on a separate basis, if extra work is added the price will be adjusted accordingly, change orders and extra work along with price increases will be discussed and agreed upon between the owner / customer and Beddor Contracting, LLC / Thomas Beddor*

***** Terms of Payment: ½ down to start job, balance due upon completion. Dumpster cost is not included and will be paid directly to the dumpster company by the owner / customer.*

Please make payment payable to: Beddor Contracting, LLC

Re: 758 Maryland Ave E
February 11, 2013
Page 2

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- 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.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Insure safety glass in windows over bathtubs.
- Install tempered glass in windows on stair landings.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Randy Klossner** **Phone: 651-266-8989**

- Close openings in junction boxes with knockout seals and/or junction box covers. (attic and back stairwell)
- Replace GFCI receptacle in first floor bathroom adjacent to the sink. (not working)
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets. (2nd floor behind refrigerator)
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, install carbon monoxide detector(s) within 10 feet of all bedrooms
- Replace all painted-over receptacles.
- Based on repair list purchase permit for 6 circuits.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Both Water Heaters - Water Heater - gas venting incorrect (MFGC 503)
- Basement - Water Piping - boiler fill water line requires backflow assembly or device (MPC 2100)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Gas Piping - replace improper piping or fittings (MFGC 411)
- Basement - Soil and Waste Piping - add appropriate hangers (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)

Re: 758 Maryland Ave E

February 11, 2013

Page 3

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- Basement - Laundry Tub - provide a vacuum breaker for the spout (MPC 2000 B)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- Basement - Replace the fitting in the waste stack that has the tapped opening in it.
- Basement - Replace the missing laundry tub and faucet to code or cap all open piping to code.
- Basement, First, and Second floor Bathrooms - Plumbing - General - Plumbing was installed without permits and no inspections. Obtain proper permits and provide for proper tests and inspections (0320 Subp. 3)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor - Sink - incorrectly vented (MPC 2500)
- First Floor - Toilet Facilities - incorrectly vented (MPC 2500)
- First Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- Second Floor - Sink - faucet is missing, broken or parts missing (MPC 0200.P.)
- Second Floor - Sink - water piping incorrect (MPC 0200 P.)
- Second Floor - Tub and Shower - waste incorrect (MPC 2300)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

HEATING **Inspector: Maureen Hanson** **Phone: 651-266-9043**

- Clean and Orsat test both boiler burners. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating units are safe.
- Seal all abandoned openings in chimney in the basement.
- Vent clothes dryer to code
- Provide adequate combustion air and support duct to code
- Provide support for gas lines to code
- 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 outside. A mechanical ventilation permit is required if an exhaust system is installed.
- Provide heat in every habitable room and bathrooms
- Install back flow preventer on city water fill line to hot water heating systems and pipe vent as required.
- Repair or replace radiator valves as needed

Re: 758 Maryland Ave E

February 11, 2013

Page 4

HEATING Inspector: Maureen Hanson Phone: 651-266-9043

- Mechanical gas and hydronic permits are required for the above work and the work completed since original code compliance inspection.

ZONING

1. This property is in a(n) RT1 zoning district.
2. This property was inspected as a Duplex.

Notes:

- See attachment for permit requirements and appeals procedure.
- This property is designed by the Vacant Buildings Department as a Category #3 which requires a \$5000.00 Performance Bond or Deposit at the time the permit is issued.
- 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 sell or reoccupy this building, all deficiencies listed on this 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 within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Joe Ehrlich between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger, Code Compliance Officer
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments

HomeWORK

Proposal

HOMEWORK
 5920 Clinton Ave S
 Mpls, MN 55419
 612-481-5774
 mfriley@gmail.com

Date 2/20/2013
 Name Ravin Financial LLC
 Job Address 758 Maryland Ave E
St. Paul, MN

Code Compliance

Description	Amount
Building Code Compliance	
* Fill all holes in basement floor and walls with cement mortar	
* Furnish and install composite material cover for for water meter pit.	
* Repair all tears and and damaged areas of asbestos covered piping	
* Repair and/or add hand rails where needed.	
* Repair deteriorated window sashes and replace cracked or broken glass	
* Furnish and install storm door/screen for rear door	
* Furnish and install combination storm windows for all double pane double hung windows.	
* Furnish and install door knob and deadbolt at kitchen door first floor. Remove all surface bolts	
* Weather strip two exterior doors	
* Sand and paint kitchen ceiling 2nd floor	
* Furnish and install smoke/CO detectors where needed	
* Repair/replace exterior siding and fascia where needed	
* Correct improper slope around perimeter of building. Build up aprox 5" at foundation to 1" at three feet.	
* Remove bathroom windows and install glass block with vent.	
* Remove existing glass in double hung windows at front and rear stair landings. Install plexiglass and new glazing. Prime and paint windows.	
* Replace living room picture window first floor	
* Remove sheetrock/plaster first and second floor bedrooms to open walls for new plumbing soil pipe and venting work. Repair walls when finished.	
Electrical Code Compliance	
* Provide knock out seals where needed through-out	
* Replace Three GFI receptacles.	
* Install light fixture in kitchen 2nd floor.	
* Instal (2)hard wired battery back-up smoke detectors	
Plumbing code Compliance	
* Install dedicated 3" waste pipe from 2nd level water closet to basement. Tie into existing 4" soil stack	
* Replace vent ducts on both water heaters.	
* Furnish and install boiler backflow preventers.	
* Furnish and install 1" pex from water meter to first major take-off	
* Replace improper gas shut-offs	
* Furnish and install new shower valve	
* Furnish and install new exterior hose bib.	
HVAC Code Compliance	
* Clean and orsat test both boilers. Provide documentation to city.	
* Remove existing and install new vent for existing clothes dryer.	
* Install (2) two speed 110cfm exhaust fans vented to outside in each bathroom. Fans to be on low speed continuously. Boost switch to be installed next to light switch.	
Total--Includes permits fees and taxes	\$16,450.00

Estimate

Customer: Mary Kaye 651-246-0733	Contractor: Beddor Contracting, LLC 4745 Yorktown Lane N Plymouth, MN. 55442 612-916-8364 beddorcontracting@gmail.com License # BC661909
Property Address: 758 Maryland Ave E ST Paul, MN	Cost and Duration: 3-5 weeks for complete job \$16,000.00 for labor / materials

Scope of Work:

- 1) Building: materials and labor per code compliance report:
\$5,000.00
- 2) Electrical: materials and labor per code compliance report:
\$5,000.00
- 3) Heating: materials and labor per code compliance report:
\$6,000.00

For all details and exact scope of work please refer to the Code Compliance Report for this property.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

February 11, 2013

RAVIN FINANCIAL LLC C/O MARY KAYE
880 CLARK ST
ST PAUL MN 55130

**** This Report must be Posted
on the Job Site ****

Re: 758 Maryland Ave E
File#: 07 214980 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 14, 2013.

Please be advised that this report is accurate and correct as of the date February 11, 2013. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from February 11, 2013. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Insure basement cellar floor is even, is cleanable, and all holes are filled.
- Cover water meter pit with concrete or decay resistant, screwed-down cover. Cleanouts to be flush with floor slab.
- Remove or encapsulate asbestos in an approved manner.
- Maintain one hour fire separation between dwelling units and between units and common areas.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- Provide major clean-up of premises.