

## Vang, Mai (CI-StPaul)

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**From:** mckaye001@netscape.net  
**Sent:** Wednesday, April 03, 2013 2:26 PM  
**To:** Vang, Mai (CI-StPaul); john@shoemakerlaw.com; kjr0592@gmail.com; kriley592@gmail.com; jfinkattyalaw@yahoo.com; #CI-StPaul\_Ward1; #CI-StPaul\_Ward2; #CI-StPaul\_Ward3; #CI-StPaul\_Ward4; #CI-StPaul\_Ward5; #CI-StPaul\_Ward6; #CI-StPaul\_Ward7; Moermond, Marcia (CI-StPaul); Magner, Steve (CI-StPaul); Yannarely, Joe (CI-StPaul); Boulware, Christine (CI-StPaul); Sheffer, Vicki (CI-StPaul); Spong, Amy (CI-StPaul); Friel, Tom (CI-StPaul)  
**Cc:** fmelo@pioneerpress.com  
**Subject:** 758 submit for record, Chapter 45 Assesment  
**Attachments:** Hedquist\_Chapter\_45\_assesment.pdf

Hello Mai!

Please submit this email as well as the attached file for the record. It is a professional assessment of the building against chapter 45 reqs.

Mary C. Kaye  
651.246.0733

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# DON HEDQUIST

Building Inspection Service  
7035 Donlea Lane, Eden Prairie, MN 55346  
Phone 952-941-2773

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CERTIFIED MINNESOTA BUILDING OFFICIAL

Mary the items that you should correct are in bold print.

On March 18, 2013 I inspected the property at 758 Maryland Avenue East, Saint Paul, MN. The inspection was done to compare the Department of Safety and Inspections with my findings.

## **BUILDING**

1. There are two hole in the basement floor one hole in the floor is in the west side of the basement and second hole is the result of the floor not being filled in around the laundry tub waste pipe, the large of the two holes is about 10" across. There were two opens in the floor, one where the water supply line comes in from the street and a second opening is where the sewer clean out would be located. The correction of these problems would take about five pound of concrete mix for the holes and two pieces of plywood to cover the required openings for the water and sewer lines.
2. There are some areas on the walls were efflorescent has occurred. The efflorescent has caused up to one inch of mortar to flake out from between the stones. The narrowest part of the foundation wall is 20". The efflorescent is a cosmetic problem and not something that would affect the structural stability of the building.
3. The basement was dry at the time of the inspection, if there was an ongoing water seepage problem there should have been signs of water in the basement from the rains that occurred within the past few weeks.
4. There were no water damaged materials being stored in the basement.
5. There were handrails installed for all the stairs to the basement and second floor.
6. All the windows for the first and second floor dwelling units have been replaced with vinyl thermopane windows, no storm windows are needed for thermopane windows. There was only one dwelling window that had a cracked glass on the first floor and one torn screen for the second floor kitchen.
7. There are front storm doors for each unit in the building, the back door is an insulated metal door which doesn't require a storm door. None of the doors exiting either unit has surface bolts or other locking devices.
8. None of the floors, ceiling or walls within either unit are requiring any repair.
9. The exterior of the building is stucco which doesn't require painting. The soffit, fascia and window trim are metal which don't require painting.
10. The access to the attic is from the rear public hallway and the door appears to be original. There are no areas in either unit that require cleanup. There are some items in the basement that will be removed in total there will be less than four cubic feet of wood and metal that will have to be removed. There is no garbage in the dwelling units or basement.

11. Not all the smoke and carbon monoxide detectors have been installed. The need for detectors is when the building is occupied.
12. There is about a two foot section of fascia that will have to be replaced on the front porch.
13. I was informed by the Manager that the grading has been done, since there wasn't any water in the basement I would expect that the grading has been properly done.
14. There is one missing downspouts that will have to be installed. There is also a section of gutter on the south side that has to be re-secured.
15. Downspout leaders are needed. This comment should be within #16.
16. Provide ground cover, this was covered in #3.
17. There is a 14" tree located 30" to the southeast of the southeast corner of the house, this tree has not affected the foundation, and there is no garage.
18. A drip cap is needed above the west side back door and the door trim will have to be painted.
19. The front steps are not the same height.
20. Tempered glass is only required if the windows were installed after the 1995 UBC came into effect in Minnesota which was in 1996.
21. Same as 22.
22. Basement windows require two pieces of glass. If you screw the windows shut you don't need screens.

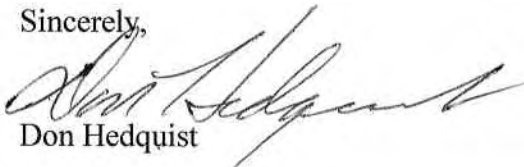
## **PLUMBING**

1. The plastic temperature control knob is missing for the first floor water heater.
2. The water heaters are vented into the main metal chimney liner, the joints are secured with three screws each there is a positive rise in the vent lines and when the water heaters are firing there isn't any back drafting.
3. Both water heater are connected and working.
4. There isn't a backflow preventer for the 2<sup>nd</sup> floor boiler. There isn't a backflow preventer drain pipe for the first floor boiler.
5. In the pit along the front wall of the house the plumber said there is a clean out for the main sewer line.
6. The waste and vent lines for the second laundry tub that was removed aren't capped, to correct this problem will require 2 plastic caps. The exposed sewer lines in the basement are all pitched towards the main soil stack.
7. The existing laundry tub along the east wall is vented.
8. There isn't a vacuum breaker for the east laundry tub faucet. The vacuum breakers screw onto the faucet spigot.
9. The gas lines that were used for clothes dryers have been capped.
10. The first floor toilet isn't properly vented.
11. The gas pipe for the 2<sup>nd</sup> floor range isn't capped. It will require a metal cap to correct this problem.
12. The first floor (not the 2<sup>nd</sup> floor) bathtub faucet has been taken apart and not re-installed.
13. There are no exterior lawn sill cocks.
14. The 2<sup>nd</sup> floor water heater was manufactured in March of 1998 and the first floor water heater was manufactured in January of 2006 there may be permits in the City files for the water heaters.

**HEATING**

1. Controls will be checked.
2. The distance from the single wall flue pipe to combustibles is; more than 10" from the flue pipe to the wood column and more than 8" from the flue pipe to the wood beam, 6" is required.
3. There are no clothes dryers so there is not requirement for dryer vent piping.
4. There is a combustion air supply going from the outside to within 10" of the floor along the east wall of the basement.
5. All of the gas lines are all supported with metal strapping and metal hangers.
6. The gas line in the 2<sup>nd</sup> floor kitchen isn't capped, this was covered in the plumbing order #11.
7. The window in each bathroom is a double hung unit that measures 18" x 44" which equals 5.5 square feet which is just about two time the required window area.
8. There are radiators in all the bedrooms, kitchens, living rooms and bathrooms. The radiators are original from the time the hot water central heating system was installed in the building.
9. There isn't a backflow preventer on the water supply to the 2<sup>nd</sup> floor boiler. This was covered under the plumbers order #4.
10. There aren't valves on any of the radiators and based on the piping was installed there never have been water control valves at the radiators from the time the hot water heating was installed.
11. The brick, where the metal liner enters the chimney, is missing around the liner on the east side of the chimney, the missing brick doesn't effect the way the chimney vents.

Sincerely,



Don Hedquist