

Zimny, Joanna (CI-StPaul)

From: Carrie Nelson <cnelson71@aol.com>
Sent: Friday, March 13, 2020 3:25 PM
To: Zimny, Joanna (CI-StPaul); Franquiz, Efrayn (CI-StPaul); shawnsrepair@gmail.com; e.saddleblanket@aol.com
Subject: Re: 291 Stinson St.Nelson Ltr.3-12-20

Think Before You Click: This email originated outside our organization.

Good afternoon,

Below is the plan I propose for the repairs needed on 291 Stinson. I am referencing the most recent deficiency list dated 2/10/20. I am going to break the items down in order, and indicate either 30 day deadlines, June 15th, or 180 days for the large costly repairs.

1. Exterior, hole in front steps. This just needs to be filled. June 15th.
2. Exterior, garage siding. This is a small area on the front of the garage at the top. We have the siding for this. June 15th.
3. Exterior, hole in retaining wall, siding missing on front of the home, chipped and peeling paint on house and porch. We have the siding and will purchase paint for these areas and fix the hole in the retaining wall. June 15th.
4. Exterior, windows with chipped and peeling paint, broken window. We will paint necessary areas and replace the window or cover it. June 15th.
5. Exterior and interior doors. Front entry storm door handle already replaced, needs closer. New room that was 'discovered', damaged door with no hardware. Door not damaged, it was stuck on some carpet and couldn't open all the way. That has been fixed and needs a door knob. I already have the closer and door knob. 30 days.
6. Exterior and interior, light fixtures need covers. As I stated at the last hearing, I thought we were only focusing on the first floor and did replace all the light covers on the first floor prior to the latest inspection. The rest of the fixtures on the upper level and one outside and the one in the basement need covers. 30 days.
7. Interior, basement. Grounding jumper for the water meter. We replaced but it was the wrong type of wire. Inspector Franquiz has since informed us the correct type which we have already purchased. 30 days.
8. Basement, unused openings for circuit breakers and switches. This has been difficult to find for the current electrical box as I explained in the last hearing. If we need to replace the whole box or it requires a permit, I am requesting 180 days to save up for this cost. If not, I am requesting until June 15.
9. Interior, basement. Discontinue use of extension cords in lieu of permanent wiring. This was for a light and space heater but the bulb in the ceiling light has been replaced and the heater removed so the cords have been removed. 30 days.
10. Provide dead front for the panel. An inspector at a previous hearing advised to look for the manufacturer to find a cover to replace it, as well as the covers for the unused openings for the switches. I am going to challenge Inspector Shaff's statement at the last hearing that we need a permit for this since we have been told by two other inspectors that we do not. It requires no electrical work. We are having difficulty finding this size dead front panel. If we need to replace the whole box or it requires a permit, I am requesting 180 days to save up for this cost. If not, I am requesting until June 15.

11. Interior, basement stairs. Missing handrail. We did add a handrail but it is unapproved, needs to be smaller and able to be grabbed easily by a hand. Inspector Franquiz informed me that we can place the new handrail on top of the unapproved one. 30 days.
12. Interior, basement stairs. Replace the broken stair treads. We have the lumber for this already. 30 days.
13. Interior, bathroom. The toilet is loose. We have purchased anchor bolts to secure the toilet. 30 days.
14. Interior, CO alarm. There is a CO alarm in place, however I have it hanging on a nail and Inspector Franquiz said it needs to be screwed to the wall. I have screws for this. 30 days.
15. Interior, ceilings. First and second floor have large openings, cracks, and peeling paint. I would like to discuss the 2nd floor being extended longer than June 15th, but for the first floor and the front and back hallways, June 15th.
16. Interior, fire separation. Large opening in the wall and ceiling on first floor going up to the upper level. This is due to installing a furnace. We will build the wall to enclose. June 15th.
(The lack of doors on the upper level is also included on this one. On the upper level we had decided in a previous hearing that they are not needed due to the upper level not being occupied and no C of O, as we are possibly turning the home into a single family home vs a duplex, TBD at a later date.)
17. Interior, floors. Repair and maintain the floor in an approved manner. This is right in front of the kitchen sink/cabinets, which we are replacing also, and will do all that at the same time. June 15th.
(The new room that has been 'discovered' had some damaged carpeting- it was bunched up and hindered the door opening. That has already been straightened out.)
18. Interior, kitchen. Kitchen counter damaged and away from the wall. The counter is not damaged but it is not secured to the wall. I would like to handle this when we replace the counter base and flooring in front of it. June 15th.
19. Interior, throughout. Repair or replace damaged electrical fixtures. There are no actual damaged fixtures. They will be secured to the ceiling and have covers. 30 days.
20. Interior, throughout. Fixtures that are hanging loosely and unsecured. This is the same as #19. 30 days.
21. Interior, walls. Basement walls and lower level, June 15th. The upper level doesn't have damaged walls. The upper level has either exposed slats, but is mostly newly (before father's passing) sheetrocked. The basement, lower level, and front and back entry ways will be repaired as I mentioned in #15. June 15.
22. Interior, window. Window screen repaired and window in the new room 'discovered' nailed shut. We have screen material and will remove the screws in the window. 30 days.
23. Provide access to the inspector for all areas. Upon appointment.
24. Permits for building, plumbing, electrical and warm air. The inspection to close these out for the furnace is scheduled with the contractor for March 25th. As for the tankless water heater, I was not aware that this wasn't being handled by the contractor that installed the furnace. The first estimate I have is for \$1800. I will be getting more estimates but this is something I need time to save up for. 180 days.
25. Regarding C of O. In progress.

As you are aware, I haven't had much help due to Elliott not being available. During this time I also have not had an income so we will be playing catch up on everything. We are not taking this situation lightly and we are very serious about saving and repairing our home and being in compliance. I will have a plan to get caught up on the taxes by April 2021 in the next 30 days as well, FYI.

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

From: Zimny, Joanna (CI-StPaul) <joanna.zimny@ci.stpaul.mn.us>

To: Carrie Nelson <cnelson71@aol.com>

Cc: shawnsrepair@gmail.com <shawnsrepair@gmail.com>; Franquiz, Efrayn (CI-StPaul)

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Sent: Wed, Mar 11, 2020 10:36 am

Subject: 291 Stinson St.Nelson Ltr.3-12-20

Attached please find a letter regarding the above matter.

Thank you,

Joanna



Joanna Zimny

Executive Assistant

City Council Legislative Hearings

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