



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

COMMERCE BUILDING  
8 Fourth Street East, Suite 200  
St Paul, Minnesota 55101-1024

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February 14, 2008

REO/EXIT REALTY PINNACLE GROUP  
3352 SHERMAN COURT STE 101  
EAGAN MN 55121

Re: 1333 Margaret St  
File#: 06 226382 VB3

Dear Property Owner:

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

**BUILDING**

1. Install landing at front entry door to code.
2. Replace or remove front storm door.
3. Replace steel post and basement.
4. Replace crumbling foundation well.
5. Install handrail to code on basement stairs.
6. Install handrail to code on second floor stairs.
7. Install tempered glass in basement stairway window.
8. Replace all rotted rafters, roof boards, fascia, soffit and siding on garage and house.
9. Insure basement cellar floor is even, is cleanable, and all holes are filled.
10. Install provide hand and guardrails on all stairways and steps as per attachment.
11. Install plinth blocks under post in basement.
12. Tuck Point interior/exterior foundation as needed.
13. Install floor covering in the bathroom and kitchen that is impervious to water.
14. Install tempered glass in window over bathtub to Code.
15. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
16. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
17. Provide storms and screens complete and in good repair for all door and window openings.
18. Repair walls and ceilings throughout, as necessary.
19. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
20. 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.

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**BUILDING**

21. Provide general clean-up of premise.
22. Provide smoke detectors as per the Minnesota State Building Code.
23. Repair soffit, fascia trim, etc. as necessary.
24. Provide proper drainage around house to direct water away from foundation.
25. Replace house and garage roof covering and vent to Code.
26. Provide general rehabilitation of garage.

**ELECTRICAL**

1. Bond around water meter with a copper wire sized for the electrical service per Article 250 of the NEC.
2. Provide a complete circuit directory at service panel.
3. Install "S" type fuse adapters and proper size "S" fuses and listed circuit breakers in house and garage.
4. Verify that fuse and circuit breaker amperage matches wire size in house and garage.
5. Close open knockouts in service panel/junction boxes with knockouts seals.
6. Properly strap cables and conduits in basement , garage and service conduit on the exterior of the house.
7. Install/replace GFCI receptacle in second floor bathroom adjacent to the sink.
8. Ground bathroom light in second floor bathroom and replace non GFCI with GFCI receptacle.
9. Install globe-type enclosed light fixture on all closet lights.
10. Repair or replace all broken, missing or loose light fixtures, switches & outlets, covers and plates.
11. Check all 3-wire outlets for proper polarity and verify ground.
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.
15. Wire basement furnace to code.

**PLUMBING**

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

1. The water meter is removed and not in service.
2. The water pipe sizing is incorrect and has improper fitting or usage.
3. Provide water piping to all fixtures.
4. The dryer gas piping is incorrect.
5. The soil and waste piping has no front sewer cleanout and no soil stack base cleanout.

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**PLUMBING**

6. The basement laundry tub water piping is incorrect.
7. The first floor kitchen sink waste is incorrect and the faucet is broken.
8. Reset second floor water closet to code.
9. The second floor bathtub is incorrectly vented.
10. Provide anti-siphon/anti-scald valve on bathtub.
11. The exterior lawn hydrants requires back flow assembly or device.

**HEATING**

1. Reconnect duct work in basement and support as needed.
2. Install approved lever handle manual gas shutoff valve on furnace.
3. Clean and Orsat furnace/wall burner. Check all controls for proper operation. Check furnace heat exchanger for leaks and provide documentation from a licensed contractor that the heating unit is safe.
4. Vent clothes dryer to code.
5. Provide adequate combustion air and support to code.
6. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
7. Repair and/or replace heating registers as necessary.
8. Provide heat in every habitable room and bathrooms.

**ZONING**

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

**NOTES**

\*\*See attachment for permit requirements and appeals procedure.

This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000 Performance Bond or Deposit at the time the permit is issued.

**Provide plans and specifications for any portion of the building that is to be rebuilt.**

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

There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.

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**NOTES**

All items noted as recommended do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items.

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

**\*\*VACANT BUILDING REGISTRATION FEES MUST BE PAID AT NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR PERMITS TO BE ISSUED ON THIS PROPERTY\*\*.** For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.

Sincerely,

James L. Seeger  
Code Compliance Officer

JLS:ml

Attachments