

PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2021 Minnesota Association of REALTORS®, Minnetonka, MN

1. Date June 11 2022
2. Page 1

3. BUYER (S): Tyrenzlo Williams

4. _____

5. Buyer's earnest money in the amount of _____

6. Two Thousand Dollars (\$ 2,000.00)

7. shall be delivered to listing broker, or, if checked, to _____ no later than two (2) Business Days after Final Acceptance Date. Buyer and Seller agree that earnest money shall be deposited in the trust account of Earnest Money Holder as specified above within three (3) Business Days of receipt of the earnest money or Final Acceptance Date, whichever is later.

8. Said earnest money is part payment for the purchase of the property located at

12. Street Address: 587 Cook Avenue E

13. City of Saint Paul, County of Ramsey-MN

14. State of Minnesota, Zip Code 55130, legally described as Arlington Hills Add B40&45-49 Lot 18 BLK 5

15. _____

16. Said purchase shall include all improvements, fixtures, and appurtenances on the property, if any, including but not limited to, the following (collectively the "Property"): garden bulbs, plants, shrubs, trees, lawn watering systems, in-ground pet containment systems (excluding collars); sheds; playsets; storm sashes, storm doors, screens, and awnings; window shades and blinds; traverses, curtain and drapery rods, valances, draperies, curtains, and window coverings and treatments; towel rods; attached lighting and bulbs; fan fixtures; plumbing fixtures; garbage disposals; water softeners; water treatment systems; water heating systems; heating systems; air exchange systems; environmental remediation systems (e.g., radon, vapor intrusion); sump pumps; TV antennas, cable TV jacks and wiring, and TV wall mounts; wall and ceiling speaker mounts; carpeting; attached mirrors; garage door openers and all controls; smoke detectors; doorbells; thermostats; all integrated phone and home automation systems, including necessary components such as intranet and Internet connected hardware or devices, control units (other than non-dedicated mobile devices, electronics, and computers) and applicable software, permissions, passwords, codes, and access information; fireplace screens, doors, and heatilators; **ANY OF THE FOLLOWING, IF BUILT-IN:** dishwashers, refrigerators, wine and beverage refrigerators, trash compactors, ovens, cook-top stoves, warming drawers, microwave ovens, hood fans, shelving, work benches, intercoms, speakers, air conditioning equipment, electronic air filters, humidifiers and dehumidifiers, liquid fuel tanks and all controls, pool and spa equipment, propane tanks and all controls, security system equipment, TV satellite dishes; the above-mentioned inclusions **AND** the following personal property shall be transferred with no additional monetary value, and free and clear of all liens and encumbrances:

33. _____

34. Notwithstanding the foregoing, leased fixtures are not included.

35. Notwithstanding the foregoing, the following item(s) are excluded from the purchase:

36. _____

37. PURCHASE PRICE:

38. Seller has agreed to sell the Property to Buyer for the sum of (\$ 110,000.00)

39. One Hundred Ten Thousand Dollars,

40. which Buyer agrees to pay in the following manner:

41. 1. 5 percent (%) of the sale price in **CASH**, or more in Buyer's sole discretion, including earnest money;

42. 2. 95 percent (%) of the sale price in **MORTGAGE FINANCING**. (See following Mortgage Financing section.)

43. 3. _____ percent (%) of the sale price by **ASSUMING** Seller's current mortgage. (See attached *Addendum to Purchase Agreement: Assumption Financing*.)

44. 4. _____ percent (%) of the sale price by **CONTRACT FOR DEED**. (See attached *Addendum to Purchase Agreement: Contract for Deed Financing*.)

47. CLOSING DATE:

48. The date of closing shall be July 7 2022.



PURCHASE AGREEMENT

49. Page 2 Date June 11 2022

50. Property located at 587 Cook Avenue E Saint Paul MN 55130

MORTGAGE FINANCING:

51. This Purchase Agreement **IS** **IS NOT** subject to the mortgage financing provisions below. If **IS**, complete the
-----*(Check one.)*-----

52. **MORTGAGE FINANCING** section below. If **IS NOT**, proceed to the **SELLER’S CONTRIBUTIONS TO BUYER’S COSTS** section.

53. Such mortgage financing shall be: *(Check one.)*

54. **FIRST MORTGAGE only** **FIRST MORTGAGE AND SUBORDINATE FINANCING.**

55. Financing **DOES** **DOES NOT** require approval of a grant, bond program, or other loan assistance program. If
-----*(Check one.)*-----

56. “**DOES**,” please specify: _____

57. Buyer shall apply for and secure, at Buyer’s expense, a: *(Check all that apply.)*

58. **CONVENTIONAL OR PRIVATELY INSURED CONVENTIONAL**

59. **DEPARTMENT OF VETERANS’ AFFAIRS (“DVA”) GUARANTEED**

60. **FEDERAL HOUSING ADMINISTRATION (“FHA”) INSURED**

61. **UNITED STATES DEPARTMENT OF AGRICULTURE (“USDA”) RURAL DEVELOPMENT**

62. **OTHER** HARD MONEY REHAB LOAN

63. mortgage in the amount stated in this Purchase Agreement, amortized over a period of not more than

64. _____ years, with an initial interest rate at no more than _____ percent (%) per annum. The mortgage

65. application **IS TO BE MADE WITHIN FIVE (5) BUSINESS DAYS** after the Final Acceptance Date. Buyer agrees to

66. use best efforts to secure a commitment for such financing and to execute all documents required to consummate

67. said financing.

68. **MORTGAGE FINANCING CONTINGENCY:** This Purchase Agreement is contingent upon the following and applies

69. to the first mortgage and any subordinate financing. *(Check one.)*

70. If Buyer cannot secure the financing specified in this Purchase Agreement, and this Purchase Agreement does not
71. close on the closing date specified, this Purchase Agreement is canceled. Buyer and Seller shall immediately
72. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to be

73. **REFUNDED TO BUYER** **FORFEITED TO SELLER.**

-----*(Check one.)*-----

74. **NOTE:** If this Purchase Agreement is subject to DVA or FHA financing, **FORFEITED TO SELLER** may be prohibited.

75. See the following DVA and FHA Escape Clauses.

76. Buyer shall provide Seller, or licensee representing or assisting Seller, with the Written Statement, on

77. or before _____

78. For purposes of this Contingency, “**Written Statement**” means a Written Statement prepared by Buyer’s mortgage
79. originator(s) or lender(s) after the Final Acceptance Date that Buyer is approved for the loan(s) specified in this
80. Purchase Agreement, including both the first mortgage and any subordinate financing, if any, and stating that an
81. appraisal, satisfactory to the lender(s), has been completed and stating conditions required by lender(s) to close
82. the loan.

83. Upon delivery of the Written Statement to Seller, or licensee representing or assisting Seller, the obligation for
84. satisfying all conditions required by mortgage originator(s) or lender(s), except those conditions specified below,
85. are deemed accepted by Buyer:

86. (a) work orders agreed to be completed by Seller;

87. (b) any other financing terms agreed to be completed by Seller here; and

88. (c) any contingency for the sale and closing of Buyer’s property pursuant to this Purchase Agreement.

PURCHASE AGREEMENT91. Page 3 Date June 11 202292. Property located at 587 Cook Avenue E Saint Paul MN 55130.

93. Upon delivery of the Written Statement, if this Purchase Agreement does not close on the stated closing date for
 94. ANY REASON relating to financing, including, but not limited to interest rate and discount points, if any, then Seller
 95. may, at Seller's option, declare this Purchase Agreement canceled, in which case this Purchase Agreement is
 96. canceled. If Seller declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
 97. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to
 98. be forfeited to Seller as liquidated damages. In the alternative, Seller may seek all other remedies allowed by law.

99. Notwithstanding the language in the preceding paragraph, Seller may not declare this Purchase Agreement
 100. canceled if the reason this Purchase Agreement does not close was due to:

101. (a) Seller's failure to complete work orders to the extent required by this Purchase Agreement;
 102. (b) Seller's failure to complete any other financing terms agreed to be completed by Seller here; or
 103. (c) any contingency for the sale and closing of Buyer's property pursuant to this Purchase Agreement, except
 104. as specified in the contingency for sale and closing of Buyer's property.

105. If the Written Statement is not provided by the date specified on line 79, Seller may, at Seller's option, declare this
 106. Purchase Agreement canceled by written notice to Buyer at any time prior to Seller receiving the Written Statement,
 107. in which case this Purchase Agreement is canceled. In the event Seller declares this Purchase Agreement canceled,
 108. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and
 109. directing all earnest money paid here to be refunded to Buyer.

110. If the Written Statement is not provided, and Seller has not previously canceled this Purchase Agreement, this
 111. Purchase Agreement is canceled as of the closing date specified in this Purchase Agreement. Buyer and Seller
 112. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest
 113. money paid here to be refunded to Buyer.

114. **LOCKING OF MORTGAGE INTEREST RATE ("RATE"):** The Rate shall be locked with the lender(s) by Buyer:
 115. *(Check one.)*

116. **WITHIN FIVE (5) BUSINESS DAYS OF FINAL ACCEPTANCE DATE; OR**

117. **AT ANY TIME PRIOR TO CLOSING OR AS REQUIRED BY LENDER(S).**

118. **LENDER COMMITMENT WORK ORDERS:** Seller agrees to pay up to \$ _____ to make
 119. repairs as required by the lender commitment. If the lender commitment is subject to any work orders for which the
 120. cost of making said repairs shall exceed this amount, Seller shall have the following options:

121. (a) making the necessary repairs; or
 122. (b) negotiating the cost of making said repairs with Buyer; or
 123. (c) declaring this Purchase Agreement canceled, in which case this Purchase Agreement is canceled. Buyer and Seller
 124. shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest
 125. money paid here to be refunded to Buyer, unless Buyer provides for payment of the cost of said repairs or escrow
 126. amounts related thereto above the amount specified on line 118 of this Purchase Agreement.

127. **SELLER** **BUYER** agrees to pay any reinspection fee required by Buyer's lender(s).
 -----*(Check one.)*-----

128. **FHA ESCAPE CLAUSE (FHA Financing only):** "It is expressly agreed that, notwithstanding any other provisions
 129. of this contract, the purchaser shall not be obligated to complete the purchase of the Property described here or to incur
 130. any penalty by forfeiture of earnest money deposits or otherwise, unless the purchaser has been given in accordance
 131. with the Department of Housing and Urban Development ("HUD")/FHA or DVA requirements a written statement by the
 132. Federal Housing Commissioner, Department of Veterans' Affairs, or a Direct Endorsement lender setting forth the
 133. appraised value of the Property as not less than \$ _____ .
 (sale price)

134. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard
 135. to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage
 136. HUD will insure; HUD does not warrant the value nor the condition of the Property. The purchaser should satisfy himself/
 137. herself that the price and condition of the Property are acceptable."

PURCHASE AGREEMENT

138. Page 4 Date June 11 2022

139. Property located at 587 Cook Avenue E Saint Paul MN 55130

140. **LENDER PROCESSING FEES (FHA, DVA Financing Only):** Seller agrees to pay Buyer's closing fees and
141. miscellaneous processing fees which cannot be charged to Buyer, not to exceed \$ _____.
142. This amount is in addition to Seller's Contributions to Buyer's Costs, if applicable.

143. **DVA FUNDING FEE (DVA Financing only):** Pursuant to federal regulations, a one-time Funding Fee based on loan
144. amount must be paid at the closing of this transaction as follows:

145. _____ paid by Buyer **AT CLOSING** **ADDED TO MORTGAGE AMOUNT**
------(Check one.)-----
146. _____ paid by Seller

147. **NOTE: DVA regulations limit the fees and charges Buyer can pay to obtain a DVA loan.**

148. **DEPARTMENT OF VETERANS' AFFAIRS ESCAPE CLAUSE (DVA Financing only):** "It is expressly agreed that,
149. notwithstanding any other provisions of this contract, the purchaser shall not incur any penalty by forfeiture of earnest
150. money or otherwise be obligated to complete the purchase of the Property described here, if the contract purchase
151. price or cost exceeds the reasonable value of this Property established by the Department of Veterans' Affairs. The
152. purchaser shall, however, have the privilege and option of proceeding with the consummation of this contract without
153. regard to the amount of reasonable value established by the Department of Veterans' Affairs."

154. **NOTE: Verify DVA requirements relating to payment of all special assessments levied and pending, and**
155. **annual installments of special assessments certified to yearly taxes.**

156. **OTHER MORTGAGE FINANCING ITEMS:**

157.

SELLER'S CONTRIBUTIONS TO BUYER'S COSTS:

158.
159. Seller **IS** **IS NOT** contributing to Buyer's costs. If answer is **IS**, Seller agrees to pay at closing, up to: (Check one.)
------(Check one.)-----

160. \$ _____

161. _____ percent (%) of the sale price

162. towards Buyer's closing fees, title service fees, title searches, title examinations, abstracting, lender's title insurance,
163. owner's title insurance, prepaid items, other Buyer's costs allowable by lender, if any, and/or mortgage discount points. Any
164. amount of Seller's contribution that exceeds Buyer's allowable costs, or which cannot be used because Seller's
165. contribution exceeds the maximum Seller contribution allowed by law or by mortgage requirements, shall be retained
166. by Seller.

167. **NOTE: The amount paid by Seller cannot exceed the maximum Seller contribution allowed by FHA, DVA, or**
168. **lender. All funds paid by Seller on behalf of Buyer must be stated on the Closing Disclosure at closing.**

INSPECTIONS:

169.
170. Buyer has been made aware of the availability of Property inspections. Buyer **ELECTS** **DECLINES** to have a
------(Check one.)-----
171. Property inspection performed at Buyer's expense.

172. This Purchase Agreement **IS** **IS NOT** contingent upon any inspection(s) of the Property obtained by Buyer to
------(Check one.)-----

173. determine its condition, including any non-intrusive testing or any intrusive testing as allowed pursuant to this Purchase
174. Agreement.

175. Any inspection(s) or test(s) shall be done by an inspector(s) or tester(s) of Buyer's choice. **Buyer shall satisfy Buyer**
176. **as to the qualifications of the inspector(s) or tester(s).** For purposes of this Purchase Agreement, "intrusive testing"
177. shall mean any testing, inspection(s), or investigation(s) that changes the Property from its original condition or
178. otherwise damages the Property.

179. Seller **DOES** **DOES NOT** agree to allow Buyer to perform intrusive testing or inspection(s).
------(Check one.)-----

180. If answer is **DOES**, Buyer agrees that the Property shall be returned to the same condition it was in prior to Buyer's
181. intrusive testing at Buyer's sole expense.

PURCHASE AGREEMENT

182. Page 5 Date June 11 2022

183. Property located at 587 Cook Avenue E Saint Paul MN 55130

184. Seller will provide access to attic(s) and crawlspace(s).

185. Within 0 Calendar Days of Final Acceptance Date, all inspection(s), test(s), and resulting negotiations, if any, shall be done ("Inspection Period").

187. If this Purchase Agreement is contingent upon inspection, Buyer may cancel this Purchase Agreement based on the inspection(s) or test result(s) by providing written notice to Seller, or licensee representing or assisting Seller, of Buyer's intent to cancel no later than the end of the Inspection Period. If Buyer cancels this Purchase Agreement, Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. If Buyer does not cancel this Purchase Agreement before the end of the Inspection Period, then this Inspection Contingency shall be deemed removed and this Purchase Agreement shall be in full force and effect.

194. OTHER INSPECTION ITEMS:

195.
196.
197.

SALE OF BUYER'S PROPERTY:

199. (Check one.)

200. [] 1. This Purchase Agreement is subject to an Addendum to Purchase Agreement: Sale of Buyer's Property Contingency for the sale of Buyer's property. (If checked, see attached Addendum.)

202. OR

203. [] 2. This Purchase Agreement is contingent upon the successful closing on the Buyer's property located at _____, which is scheduled to close on _____

205. _____ pursuant to a fully executed purchase agreement. If Buyer's property does not close by the closing date specified in this Purchase Agreement, this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. The language in this paragraph supersedes any other provision to the contrary in any financing contingency made a part of this Purchase Agreement, if applicable.

211. OR

212. [X] 3. Buyer represents that Buyer has the financial ability to perform on this Purchase Agreement without the sale and closing on any other property.

REAL ESTATE TAXES/SPECIAL ASSESSMENTS:

215. REAL ESTATE TAXES: Seller shall pay on the date of closing all real estate taxes due and payable in all prior years including all penalties and interest.

217. Buyer shall pay [X] PRORATED FROM DAY OF CLOSING [] ALL [] NONE [] _____/12ths OF real estate taxes due and payable in the year of closing. (Check one.)

219. Seller shall pay [X] PRORATED TO DAY OF CLOSING [] ALL [] NONE [] _____/12ths OF real estate taxes due and payable in the year of closing. (Check one.)

221. If the Property tax status is a part- or non-homestead classification in the year of closing, Seller [] SHALL [X] SHALL NOT pay the difference between the homestead and non-homestead. (Check one.)

223. Buyer shall pay real estate taxes due and payable in the year following closing and thereafter, the payment of which is not otherwise here provided. No representations are made concerning the amount of subsequent real estate taxes.



PURCHASE AGREEMENT

225. Page 6 Date June 11 2022

226. Property located at 587 Cook Avenue E Saint Paul MN 55130

227 DEFERRED TAXES/SPECIAL ASSESSMENTS:

228. BUYER SHALL PAY SELLER SHALL PAY on date of closing any deferred real estate taxes (e.g., Green
------(Check one.)-----

229. Acres) or special assessments, payment of which is required as a result of the closing of this sale.

230. BUYER AND SELLER SHALL PRORATE AS OF THE DATE OF CLOSING SELLER SHALL PAY ON
------(Check one.)-----

231. **DATE OF CLOSING** all installments of special assessments certified for payment, with the real estate taxes due and
232. payable in the year of closing.

233. BUYER SHALL ASSUME SELLER SHALL PAY on date of closing all other special assessments levied as
------(Check one.)-----

234. of the Date of this Purchase Agreement.

235. BUYER SHALL ASSUME SELLER SHALL PROVIDE FOR PAYMENT OF special assessments pending as
------(Check one.)-----

236. of the Date of this Purchase Agreement for improvements that have been ordered by any assessing authorities. (Seller's
237. provision for payment shall be by payment into escrow of two (2) times the estimated amount of the assessments
238. or less, as required by Buyer's lender.)

239. Buyer shall pay any unpaid special assessments payable in the year following closing and thereafter, the payment of
240. which is not otherwise here provided.

241. As of the Date of this Purchase Agreement, Seller represents that Seller HAS HAS NOT received a notice
------(Check one.)-----

242. regarding any new improvement project from any assessing authorities, the costs of which project may be assessed
243. against the Property. Any such notice received by Seller after the Date of this Purchase Agreement and before closing
244. shall be provided to Buyer immediately. If such notice is issued after the Date of this Purchase Agreement and on
245. or before the date of closing, then the parties may agree in writing, on or before the date of closing, to pay, provide
246. for the payment of, or assume the special assessments. In the absence of such agreement, either party may declare
247. this Purchase Agreement canceled by written notice to the other party, or licensee representing or assisting the other
248. party, in which case this Purchase Agreement is canceled. If either party declares this Purchase Agreement canceled,
249. Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and
250. directing all earnest money paid here to be refunded to Buyer.

251. ADDITIONAL PROVISIONS:

252. **PREVIOUSLY EXECUTED PURCHASE AGREEMENT:** This Purchase Agreement IS IS NOT subject to
------(Check one.)-----

253. cancellation of a previously executed purchase agreement dated _____ .

254. (If answer is **IS**, said cancellation shall be obtained no later than _____ .

255. If said cancellation is not obtained by said date, this Purchase Agreement is canceled. Buyer and Seller shall immediately
256. sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to
257. be refunded to Buyer.)

258. **DEED/MARKETABLE TITLE:** Upon performance by Buyer, Seller shall deliver a: (Check one.)

259. WARRANTY DEED PERSONAL REPRESENTATIVE'S DEED CONTRACT FOR DEED TRUSTEE'S DEED

260. OTHER: _____ DEED joined in by spouse, if any, conveying marketable title, subject to

- 261. (a) building and zoning laws, ordinances, and state and federal regulations;
- 262. (b) restrictions relating to use or improvement of the Property without effective forfeiture provisions;
- 263. (c) reservation of any mineral rights by the State of Minnesota;
- 264. (d) utility and drainage easements which do not interfere with existing improvements;
- 265. (e) **rights of tenants as follows** (unless specified, not subject to tenancies): NONE

266. _____ ; and

267. (f) others (must be specified in writing): N/A

268. _____ .

PURCHASE AGREEMENT269. Page 7 Date June 11 2022270. Property located at 587 Cook Avenue E Saint Paul MN 55130.271. **POSSESSION:** Seller shall deliver possession of the Property: (Check one.)272. **IMMEDIATELY AFTER CLOSING;** or273. **OTHER:** _____.274. Seller agrees to remove ALL DEBRIS AND ALL PERSONAL PROPERTY NOT INCLUDED HERE from the Property
275. by possession date.276. **LINKED DEVICES:** Seller warrants that Seller shall permanently disconnect or discontinue Seller's access or service
277. to any device or system on or serving the property that is connected or controlled wirelessly, via internet protocol ("IP")
278. to a router or gateway or directly to the cloud no later than delivery of possession as specified in this Purchase
279. Agreement.280. **PRORATIONS:** All interest; unit owners' association dues; rents; and charges for city water, city sewer, electricity, and
281. natural gas shall be prorated between the parties as of date of closing. Buyer shall pay Seller for remaining gallons of
282. fuel oil or liquid petroleum gas on the day of closing, at the rate of the last fill by Seller.283. **TITLE AND EXAMINATION:** As quickly as reasonably possible after Final Acceptance Date:284. (a) Seller shall deliver any abstract of title and a copy of any owner's title insurance policy for the Property, if
285. in Seller's possession or control, to Buyer or Buyer's designated title service provider. Any abstract of title or
286. owner's title insurance policy provided shall be immediately returned to Seller, or licensee representing or
287. assisting Seller, upon cancellation of this Purchase Agreement; and288. (b) Buyer shall obtain the title services determined necessary or desirable by Buyer or Buyer's lender, including
289. but not limited to title searches, title examinations, abstracting, a title insurance commitment, or an attorney's
290. title opinion at Buyer's selection and cost and provide a copy to Seller.291. Seller shall use Seller's best efforts to provide marketable title by the date of closing. Seller agrees to pay all costs
292. and fees necessary to convey marketable title including obtaining and recording all required documents, subject to
293. the following:294. In the event Seller has not provided marketable title by the date of closing, Seller shall have an additional thirty
295. (30) days to make title marketable, or in the alternative, Buyer may waive title defects by written notice to Seller. In
296. addition to the thirty (30)-day extension, Buyer and Seller may, by mutual agreement, further extend the closing
297. date. Lacking such extension, either party may declare this Purchase Agreement canceled by written notice to
298. the other party, or licensee representing or assisting the other party, in which case this Purchase Agreement is
299. canceled. If either party declares this Purchase Agreement canceled, Buyer and Seller shall immediately sign a
300. *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid here to
301. be refunded to Buyer.302. **SUBDIVISION OF LAND, BOUNDARIES, AND ACCESS:** If this sale constitutes or requires a subdivision of land
303. owned by Seller, Seller shall pay all subdivision expenses and obtain all necessary governmental approvals. Seller
304. warrants that the legal description of the real property to be conveyed has been or shall be approved for recording
305. as of the date of closing. Seller warrants that the buildings are or shall be constructed entirely within the boundary
306. lines of the Property. Seller warrants that there is a right of access to the Property from a public right-of-way.307. **MECHANIC'S LIENS:** Seller warrants that prior to the closing, payment in full will have been made for all labor, materials,
308. machinery, fixtures, or tools furnished within the 120 days immediately preceding the closing in connection with
309. construction, alteration, or repair of any structure on, or improvement to, the Property.310. **NOTICES:** Seller warrants that Seller has not received any notice from any governmental authority as to condemnation
311. proceedings, or violation of any law, ordinance, or regulation. If the Property is subject to restrictive covenants, Seller
312. warrants that Seller has not received any notice from any person or authority as to a breach of the covenants. Any
313. such notices received by Seller shall be provided to Buyer immediately.314. **DIMENSIONS:** Buyer acknowledges any dimensions, square footage, or acreage of land or improvements provided
315. by Seller, third party, or broker representing or assisting Seller are approximate. Buyer shall verify the accuracy of
316. information to Buyer's satisfaction, if material, at Buyer's sole cost and expense.317. **ACCESS AGREEMENT:** Seller agrees to allow reasonable access to the Property for performance of any surveys or
318. inspections agreed to here.

MN:PA-7 (8/21)

PURCHASE AGREEMENT319. Page 8 Date June 11 2022320. Property located at 587 Cook Avenue E Saint Paul MN 55130.

321. **RISK OF LOSS:** If there is any loss or damage to the Property between the Date of this Purchase Agreement and
 322. the date of closing for any reason, including fire, vandalism, flood, earthquake, or act of God, the risk of loss shall be
 323. on Seller. If the Property is destroyed or substantially damaged before the closing date, this Purchase Agreement
 324. is canceled, at Buyer's option, by written notice to Seller or licensee representing or assisting Seller. If Buyer cancels
 325. this Purchase Agreement, Buyer and Seller shall immediately sign a *Cancellation of Purchase Agreement* confirming
 326. said cancellation and directing all earnest money paid here to be refunded to Buyer.

327. **TIME OF ESSENCE:** Time is of the essence in this Purchase Agreement.

328. **CALCULATION OF DAYS:** Any calculation of days begins on the first day (Calendar or Business Days as specified)
 329. following the occurrence of the event specified and includes subsequent days (Calendar or Business Days as specified)
 330. ending at 11:59 P.M. on the last day.

331. **BUSINESS DAYS:** "Business Days" are days which are not Saturdays, Sundays, or state or federal holidays unless
 332. stated elsewhere by the parties in writing.

333. **CALENDAR DAYS:** "Calendar Days" include Saturdays, Sundays, and state and federal holidays. For purposes of
 334. this Agreement, any reference to "days" means "Calendar Days" unless otherwise required by law.

335. **RELEASE OF EARNEST MONEY:** Buyer and Seller agree that the Earnest Money Holder shall release earnest money
 336. from the Earnest Money Holder's trust account:

- 337. (a) at or upon the successful closing of the Property;
- 338. (b) pursuant to written agreement between the parties, which may be reflected in a *Cancellation of Purchase*
 339. *Agreement* executed by both Buyer and Seller;
- 340. (c) upon receipt of an affidavit of a cancellation under MN Statute 559.217; or
- 341. (d) upon receipt of a court order.

342. **DEFAULT:** If Buyer defaults in any of the agreements here, Seller may cancel this Purchase Agreement, and any
 343. payments made here, including earnest money, shall be retained by Seller as liquidated damages and Buyer and
 344. Seller shall affirm the same by a written cancellation agreement.

345. If Buyer defaults in any of the agreements here, Seller may terminate this Purchase Agreement under the provisions
 346. of either MN Statute 559.21 or MN Statute 559.217, whichever is applicable. If either Buyer or Seller defaults in any
 347. of the agreements here or there exists an unfulfilled condition after the date specified for fulfillment, either party may
 348. cancel this Purchase Agreement under MN Statute 559.217, Subd. 3. Whenever it is provided here that this Purchase
 349. Agreement is canceled, said language shall be deemed a provision authorizing a Declaratory Cancellation under MN
 350. Statute 559.217, Subd. 4.

351. If this Purchase Agreement is not canceled or terminated as provided here, Buyer or Seller may seek actual damages
 352. for breach of this Purchase Agreement or specific performance of this Purchase Agreement; and, as to specific
 353. performance, such action must be commenced within six (6) months after such right of action arises.

354. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
 355. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained
 356. by contacting the local law enforcement offices in the community where the Property is located or the Minnesota
 357. Department of Corrections at (651) 361-7200, or from the Department of Corrections web site at
 358. www.corr.state.mn.us.

359. **BUYER HAS THE RIGHT TO A WALK-THROUGH REVIEW OF THE PROPERTY PRIOR TO CLOSING TO**
 360. **ESTABLISH THAT THE PROPERTY IS IN SUBSTANTIALLY THE SAME CONDITION AS OF THE DATE OF**
 361. **THIS PURCHASE AGREEMENT.**

362. BUYER HAS RECEIVED A: (Check any that apply.) **DISCLOSURE STATEMENT: SELLER'S PROPERTY**
 363. **DISCLOSURE STATEMENT** OR A **DISCLOSURE STATEMENT: SELLER'S DISCLOSURE ALTERNATIVES** FORM.

364. **DESCRIPTION OF PROPERTY CONDITION:** See *Disclosure Statement: Seller's Property Disclosure Statement* or
 365. *Disclosure Statement: Seller's Disclosure Alternatives* for description of disclosure responsibilities and limitations, if
 366. any.

367. **BUYER HAS RECEIVED THE INSPECTION REPORTS, IF REQUIRED BY MUNICIPALITY.**

368. BUYER IS NOT RELYING ON ANY ORAL REPRESENTATIONS REGARDING THE CONDITION OF THE PROPERTY
 369. AND ITS CONTENTS.

PURCHASE AGREEMENT

370. Page 9 Date June 11 2022

371. Property located at 587 Cook Avenue E Saint Paul MN 55130

372. **(Check appropriate boxes.)**

373. SELLER WARRANTS THAT THE PROPERTY IS EITHER DIRECTLY OR INDIRECTLY CONNECTED TO:

374. **CITY SEWER** **YES** **NO** / **CITY WATER** **YES** **NO**

375. **SUBSURFACE SEWAGE TREATMENT SYSTEM**

376. SELLER **DOES** **DOES NOT** KNOW OF A SUBSURFACE SEWAGE TREATMENT SYSTEM ON OR
-----*(Check one.)*-----

377. SERVING THE PROPERTY. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement: Subsurface Sewage Treatment System.*)

379. **PRIVATE WELL**

380. SELLER **DOES** **DOES NOT** KNOW OF A WELL ON OR SERVING THE PROPERTY.
-----*(Check one.)*-----

381. (If answer is **DOES** and well is located on the Property, see *Disclosure Statement: Well.*)

382. THIS PURCHASE AGREEMENT **IS** **IS NOT** SUBJECT TO AN **ADDENDUM TO PURCHASE AGREEMENT**:
-----*(Check one.)*-----

383. *SUBSURFACE SEWAGE TREATMENT SYSTEM AND WELL INSPECTION CONTINGENCY.*

384. (If answer is **IS**, see attached *Addendum.*)

385. **IF A WELL OR SUBSURFACE SEWAGE TREATMENT SYSTEM EXISTS ON THE PROPERTY, BUYER HAS RECEIVED A DISCLOSURE STATEMENT: WELL AND/OR A DISCLOSURE STATEMENT: SUBSURFACE SEWAGE TREATMENT SYSTEM.**

388. **HOME PROTECTION/WARRANTY PLAN:** Buyer and Seller are advised to investigate the various home protection/
389. warranty plans available for purchase. Different home protection/warranty plans have different coverage options,
390. exclusions, limitations, and service fees. Most plans exclude pre-existing conditions. *(Check one.)*

391. A Home Protection/Warranty Plan will be obtained by **BUYER** **SELLER** and paid for by
-----*(Check one.)*-----

392. **BUYER** **SELLER** to be issued by _____
-----*(Check one.)*-----

393. at a cost not to exceed \$ _____ .

394. No Home Protection/Warranty Plan is negotiated as part of this Purchase Agreement. However, Buyer may elect
395. to purchase a Home Protection/Warranty Plan.

396. **AGENCY NOTICE**

397. _____ is **Seller's Agent** **Buyer's Agent** **Dual Agent** **Facilitator**.
(Licensee) -----*(Check one.)*-----

398. _____
(Real Estate Company Name)

399. **Keith D Renfro** is **Seller's Agent** **Buyer's Agent** **Dual Agent** **Facilitator**.
(Licensee) -----*(Check one.)*-----

400. **In Touch Realty**
(Real Estate Company Name)

401. **THIS NOTICE DOES NOT SATISFY MINNESOTA STATUTORY AGENCY DISCLOSURE REQUIREMENTS.**

PURCHASE AGREEMENT

402. Page 10 Date June 11 2022

403. Property located at 587 Cook Avenue E Saint Paul MN 55130

404. **DUAL AGENCY REPRESENTATION**

405. **PLEASE CHECK ONE OF THE FOLLOWING SELECTIONS:**

406. Dual Agency representation **DOES NOT** apply in this transaction. *Do not complete lines 407-423.*

407. Dual Agency representation **DOES** apply in this transaction. *Complete the disclosure in lines 408-423.*

408. Broker represents both the Seller(s) and the Buyer(s) of the Property involved in this transaction, which creates a
 409. dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because
 410. the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for
 411. either party. Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).
 412. Seller(s) and Buyer(s) acknowledge that

413. (1) confidential information communicated to Broker which regards price, terms, or motivation to buy or sell will
 414. remain confidential unless Seller(s) or Buyer(s) instructs Broker in writing to disclose this information. Other
 415. information will be shared;

416. (2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and

417. (3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of
 418. the sale.

419. With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker
 420. and its salesperson to act as dual agents in this transaction.

421. Seller _____ Buyer 

422. Seller _____ Buyer _____

423. Date _____ Date 06/11/2022

424. **CLOSING COSTS:** Buyer or Seller may be required to pay certain closing costs, which may effectively increase the
 425. cash outlay at closing or reduce the proceeds from the sale.

426. **SETTLEMENT STATEMENT:** Buyer and Seller authorize the title company, escrow agent, and/or their representatives
 427. to disclose and provide copies of the disbursing agent’s settlement statement to the real estate licensees involved
 428. in the transaction at the time these documents are provided to Buyer and Seller.

429. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (“FIRPTA”):** Section 1445 of the Internal Revenue Code
 430. provides that a transferee (“Buyer”) of a United States real property interest must be notified in writing and must withhold
 431. tax if the transferor (“Seller”) is a foreign person and no exceptions from FIRPTA withholding apply. Buyer and Seller
 432. agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code.

433. Seller shall represent and warrant, under the penalties of perjury, whether Seller is a “foreign person” (as the same
 434. is defined within FIRPTA), prior to closing. Any representations made by Seller with respect to this issue shall survive
 435. the closing and delivery of the deed.

436. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement
 437. reasonably necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer
 438. identification numbers or Social Security numbers.

439. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyer’s responsibility for
 440. withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding FIRPTA**
 441. **compliance, as the respective licensee’s representing or assisting either party will be unable to assure either**
 442. **party whether the transaction is exempt from FIRPTA withholding requirements.**

PURCHASE AGREEMENT

443. Page 11 Date June 11 2022

444. Property located at 587 Cook Avenue E Saint Paul MN 55130.

445. **FULLY EXECUTED PURCHASE AGREEMENT AND FINAL ACCEPTANCE:** To be binding, this Purchase Agreement
446. and all addenda must be fully executed by both parties and a copy must be delivered.

447. **ELECTRONIC SIGNATURES:** The parties agree the electronic signature of any party on any document related to
448. this transaction constitute valid, binding signatures.

449. **ENTIRE AGREEMENT:** This Purchase Agreement and all addenda and amendments signed by the parties shall
450. constitute the entire agreement between Buyer and Seller. Any other written or oral communication between Buyer and
451. Seller, including, but not limited to, e-mails, text messages, or other electronic communications are not part of this
452. Purchase Agreement. This Purchase Agreement can be modified or canceled only in writing signed by Seller and
453. Buyer or by operation of law. All monetary sums are deemed to be United States currency for purposes of this Purchase
454. Agreement.

455. **SURVIVAL:** All warranties specified in this Purchase Agreement shall survive the delivery of the deed or contract
456. for deed.

457. **DATE OF THIS PURCHASE AGREEMENT:** Date of this Purchase Agreement to be defined as the date on line one
458. (1) of this Purchase Agreement.

459. **OTHER:**

460.

461.

462.

463.

464.

465.

466.

467.

468.

469. **ADDENDA:** The following addenda are attached and made a part of this Purchase Agreement.

470. **NOTE:** Disclosures and optional Arbitration Agreement are not part of this Purchase Agreement.

471. Addendum to Purchase Agreement

472. Addendum to Purchase Agreement: Assumption Financing

473. Addendum to Purchase Agreement: Buyer Move-In Agreement

474. Addendum to Purchase Agreement: Buyer Purchasing "As Is" and Limitation of Seller Liability

475. Addendum to Purchase Agreement: Condominium/Townhouse/Cooperative Common Interest Community
476. ("CIC")

477. Addendum to Purchase Agreement: Contract for Deed Financing

478. Addendum to Purchase Agreement: Disclosure of Information on Lead-Based Paint and Lead-Based Paint
479. Hazards

480. Addendum to Purchase Agreement: Sale of Buyer's Property Contingency

481. Addendum to Purchase Agreement: Seller's Rent Back Agreement

482. Addendum to Purchase Agreement: Seller's Purchase/Lease Contingency

483. Addendum to Purchase Agreement: Short Sale Contingency

484. Addendum to Purchase Agreement: Subsurface Sewage Treatment System and Well Inspection Contingency

485. Other: _____

PURCHASE AGREEMENT

486. Page 12 Date June 11 2022

487. Property located at 587 Cook Avenue E Saint Paul MN 55130

488. I agree to sell the Property for the price and on the
489. terms and conditions set forth above.

490. **I have reviewed all pages of this Purchase**
491. **Agreement.**

492. **If checked, this Purchase Agreement is subject to**
493. **attached Addendum to Purchase Agreement:**
494. **Counteroffer and the Final Acceptance Date shall be**
495. **noted on the Addendum.**

I agree to purchase the Property for the price and on
the terms and conditions set forth above.

I have reviewed all pages of this Purchase
Agreement.

496. **FIRPTA:** Seller represents and warrants, under penalty
497. of perjury, that Seller **IS** **IS NOT** a foreign person (i.e., a
-----*(Check one.)*-----

498. non-resident alien individual, foreign corporation, foreign
499. partnership, foreign trust, or foreign estate for purposes of
500. income taxation. (See lines 429-442.) This representation
501. and warranty shall survive the closing of the transaction
502. and the delivery of the deed.

 Tyrenzlo Williams 06/11/2022
X (Buyer's Signature) (Date)

503. X _____
(Seller's Signature) (Date)

504. X _____
(Seller's Printed Name)

X Tyrenzlo Williams
(Buyer's Printed Name)

505. X _____
(Seller's Signature) (Date)

X _____
(Buyer's Signature) (Date)

506. X _____
(Seller's Printed Name)

X _____
(Buyer's Printed Name)

507. **FINAL ACCEPTANCE DATE:** _____ The Final Acceptance Date
508. is the date on which the fully executed Purchase Agreement is delivered.

509. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
510. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

511. **I ACKNOWLEDGE THAT I HAVE RECEIVED AND HAVE HAD THE OPPORTUNITY TO REVIEW THE DISCLOSURE**
512. **STATEMENT: ARBITRATION DISCLOSURE AND RESIDENTIAL REAL PROPERTY ARBITRATION AGREEMENT,**
513. **WHICH IS AN OPTIONAL, VOLUNTARY AGREEMENT SEPARATE FROM THIS PURCHASE AGREEMENT.**
514. **SELLER(S)** _____ **BUYER(S)** Tyrenzlo Williams
515. **SELLER(S)** _____ **BUYER(S)** _____

WIRE FRAUD ALERT



Internet fraud — the use of Internet services or software with Internet access to defraud victims — is on the rise in real estate transactions.

THESE SOPHISTICATED CRIMINALS COULD:

- **HACK INTO YOUR E-MAIL ACCOUNT** or the e-mail of others involved in your real estate transaction and may direct you to wire money to the hacker’s account.
- **SEND FRAUDULENT E-MAILS** that appear to be from your real estate licensee, lender, or closing agent.
- **CALL YOU** claiming they have revised wiring instructions.

Buyers/Tenants and Sellers/Owners are advised to:

- (1) Never wire funds without confirming the wiring instructions directly with the intended recipient.
- (2) Verify that the contact information for the wire transfer recipient is legitimate by calling a known phone number for the broker or closing agent. Do not rely on the information given to you in an e-mail communication.
- (3) Never send personal information through unsecured/unencrypted e-mail.

If you suspect wire fraud in your transaction:

- (1) Immediately notify your bank, closing agent, and real estate licensee.
- (2) File a complaint online at the Internet Crime Complaint Center (IC3) at <http://www.ic3.gov>.

The undersigned acknowledge receipt of this wire fraud alert and understand the importance of taking proactive measures to avoid being a victim of wire fraud in a real estate transaction.

Authentisign
Tyrenzo Williams

06/11/2022

(Signature)

(Date)

(Signature)

(Date)

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
© 2018 Minnesota Association of REALTORS®, Edina, MN



CITY OF SAINT PAUL

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

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

Code Compliance Report

July 30, 2021

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

Ksg Properties Llc
8313 Clinton Ave S
Bloomington MN 55420-2354

Re: 587 Cook Ave E
File#: 05 180458 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on June 29, 2021.

Please be advised that this report is accurate and correct as of the date July 30, 2021. 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 July 30, 2021. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

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

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC 34.10 (1)
2. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
3. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
4. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)

Re: 587 Cook Ave E
July 30, 2021
Page 2

5. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
6. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
7. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
8. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
9. 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. SPLC 34.33 (1)
10. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (except. 4)
11. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
12. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
13. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
14. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
15. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
16. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
17. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
18. Repair chimney in an approved manner. SPLC 34.09 (1)
19. Remove shed from rear of property.
20. Replace rear entry stairs to code.
21. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
22. Permanently secure top and bottom of support posts in an approved manner. MNRC Ch 1309 Sect. 407.3
23. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
24. Install 20 minute fire rated doors, with self closing device, between common areas and individual units. All penetrations required to have property intumescent device or caulk (per current building codes). MNRC Ch 1309 Sect. 317
25. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
26. 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. MNRC Ch 1309 Sect. 311 & 312
27. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
28. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

ELECTRICAL Inspector: Randy Klossner

Phone: 651-266-9032

Re: 587 Cook Ave E
July 30, 2021
Page 3

1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
2. Replace electrical service and wire to current NEC. Article 110.12 (B), NEC
3. Repair damaged electrical and rewire to current NEC.
4. Properly wire furnaces to current NEC.
5. Install listed boxes for lights and ceiling fans throughout including the exterior lights.
6. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
7. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
8. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
9. Properly strap and support cables and/or conduits. Chapter 3, NEC
10. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC
11. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
12. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
13. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
14. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement -Gas Piping -(MMC 103) Replace corroded gas piping/fittings.
2. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
3. Basement -Gas Piping -(MMC 103) Remove all disconnected gas lines and unapproved valves.
4. Basement -Plumbing - General -(MPC .0101 Subp. 6) Remove all unused waste, vent, water and gas piping to the main and cap or plug to code.
5. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
6. Basement -Soil and Waste Piping -(MPC 313) Install proper pipe supports.
7. Basement -Soil and Waste Piping -(MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
8. Basement -Water Heater -(MPC 507.5) Correct the pressure and temperature relief valve discharge.

Re: 587 Cook Ave E
July 30, 2021
Page 4

9. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
10. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
11. Basement -Water Heater -(MPC 501)Install the water piping for the water heater to code.
12. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.
13. Basement -Water Meter -(MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
14. Basement -Water Meter -(MPC 609.11) Support the water meter to code.
15. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
16. Basement -Water Piping -(MPC .0100 P & Q) Provide water piping to all fixtures and appliances.
17. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
18. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
19. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
20. Bathroom -Plumbing - General -(MPC .0100 R, 402.1, 402.5, & 408.6) Provide proper fixture spacing.
21. Exterior -Lawn Hydrants -(MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
22. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
23. First Floor -Toilet Facilities -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
24. First Floor -Tub and Shower -(MPC 701) Install the waste piping to code.
25. First Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
26. Second Floor -Toilet Facilities -(MPC 402.6) Install a proper flanged fixture connection on a firm base.
27. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Aaron Havlicek

Phone: 651-266-9043

1. Clean and Orsat test furnace/boiler burner. Check all controls for proper

Re: 587 Cook Ave E
July 30, 2021
Page 5

- operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe.
2. Remove non-conforming furnaces or install to Code with all proper permits and inspections.
 3. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
 4. Install approved metal chimney liner.
 5. Replace furnace/boiler flue venting to code.
 6. Vent clothes dryer to code.
 7. Provide adequate combustion air and support duct to code.
 8. Provide support for gas lines to code.
 9. Plug, cap and/or remove all disconnected gas lines.
 10. Install furnace air filter access cover.
 11. Clean all supply and return ducts for warm air heating system.
 12. Repair and/or replace heating registers as necessary.
 13. Provide heat in every habitable room and bathrooms.
 14. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.

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.)

Re: 587 Cook Ave E
July 30, 2021
Page 6

If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments