



CITY OF SAINT PAUL
Norm Coleman, Mayor

LOWRY PROFESSIONAL
BUILDING
Suite 300
350 St. Peter Street
Saint Paul, Minnesota 55102-1510

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September 30, 1998

Douglas Moore
891 Geranium Ave. E.
St Paul, MN 55106

Re: 1054 Central Avenue W.

Dear Property Owner:

Pursuant to your request 1054 Central Avenue W. was inspected September 29, 1998 and the following report is submitted:

BUILDING:

1. Evidence of water in cellar at one time. Seal foundation and correct as necessary.
2. Replace broken cellar stair tread (rear).
3. Repair or replace kitchen floor covering.
4. Repair or replace bath floor covering.
5. Refinish wood floors.
6. Repair walls and ceilings as necessary throughout.
7. Replace missing trim, etc.
8. Remove trees and brush from against house and garage.
9. Replace damaged or missing siding.
10. Repair rear entry step or replace.
11. Repair garage siding, trim, paint, etc.
12. Provide hand and guard rails all stairways and steps as per attachment.
13. Provide thumb type dead bolt rear for all entry door and remove surface bolt.
14. Repair or replace any deteriorated window sash, broken glass, sash holders, etc. as necessary.
15. Provide storms and screens complete and in good repair for all door and window openings.
16. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
17. Provide smoke detectors as per U.B.C.

ELECTRICAL:

Basement

1. Re-install panel cover and remove disconnected electrical boxes.

Second Floor

1. Bathroom - ground light and disconnect non-G.F.C.I. outlet.

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Code Compliance Inspection Report

RE: 1054 W. Central

ELECTRICAL: (continued)

General

1. Install outlets and lights per Bulletin 80-1.
2. Re-install all missing and broken electrical devices.
3. Correct reverse polarities at outlets.
4. Install smoke detectors per U.B.C.

PLUMBING: In compliance.

HEATING:

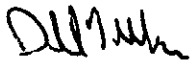
1. Provide register covers.
2. Clean and ORSAT burner. Check controls for proper operation.
3. Provide support for gas lines to code.
4. Plug, cap and/or remove all disconnected gas lines.
5. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.

ZONING: This property was inspected as being a single family residence.

NOTES:

1. See attachment for permit requirements.
2. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.

Sincerely,



Donald F. Wagner
Building Inspector

DFW:aw
attachment