

Moua Highlander, Inc.

7809 Southtown Center Suite # 248

Bloomington, MN 55431

952-769-7637

k-moua@hotmail.com

TO: Charles Chou Khang & Song Vang Khang

2051 Suburban Ave

St. Paul, MN 55119

# JOB ESTIMATE

Phone : \_\_\_\_\_ Date 10/9/2013

JOB NAME/LOCATION

2051 Suburban Ave.

St. Paul, MN 55119

JOB DESCRIPTION

Due to repair and replace up to code on Building \$ 10,500.00

Due to repair and replace up to code on Electrical by licensed \$ 2,000.00

Due to repair and replace up to code on Heating by licensed \$ 3,500.00

Due to repair and replace up to code on Plumbing by licensed \$ 4,000.00

All the projects are include labor and materials  
and will inspect by City of St. Paul inspectors  
These projects will be start and complete by 11/1/2013 to 1/15/2014

\$ 20,000.00

ESTIMATED JOB COST:

ESTIMATED BY Ker Moua

IT IS BASED ON OUR EVALUSTION AND DOES NOT IN-CLUBE MATERIAL.

PRICE INCREASED OR ADDITIONAL LABOR AND MATERAIL, WHICH MAY BE REQUIRED

THIS ESTIMATED IS FOR COMPLETING THE JOB AS DESCRIBED ABOVE HOULD UNFORESEEN PROBLEMS OR ADVERSE

LICENSED AND INSURED

LICENSE#BC631233



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**License/Certificate/Registration Detail**

Class Type:	<b>RESIDENTIAL BLDG CONTRACTOR</b>	Number:	<b>BC631233</b>
Application No:	<b>233106</b>	Status:	<b>ISSUED</b>
Expire Date:	<b>3/31/2014</b>	Effect Date:	<b>4/1/2012</b>
Orig Date:	<b>7/2/2008</b>	Print Date:	<b>4/26/2012</b>
Enforcement Action:	<b>NO</b>		

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Name:	<b>MOUA HIGHLANDER INC</b>		
Address:	<b>7809 SOUTHTOWN CENTER STE 248 BLOOMINGTON , MN 55431</b>		
Phone:	<b>952-769-7637</b>	Fax:	Other:

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**Business Relationship Requirements**

Name:	<b>MOUA, KER</b>	Lic/Reg No:	<b>QB139745</b>
Status:	<b>ISSUED</b>	Application No:	<b>267252</b>
Expire Date:	<b>3/31/2014</b>	Effect Date:	<b>4/1/2012</b>
Orig Date:	<b>7/2/2008</b>		

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CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-1919  
Web: www.stpaul.gov

SALE OF VACANT BUILDING  
AFFIDAVIT OF INTENT

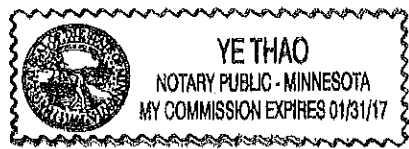
RE: (Property Address) 2051 Suburban Ave  
St. Paul, MN 55119

I, (Printed Name of Buyer) Charles Choa Khang / Sony Vang Khang, the  
undersigned, certify that the amount of money in a (Type of Account) [REDACTED] 5373  
account ending with the last four digits \_\_\_\_\_ at (Name of Bank or Financial  
Institution) Well Fargo Bank will cover the purchase price and the estimated  
cost of repairs identified in the Code Compliance Report for the above referenced address and  
that the funds in the account will be applied as payment for completion of those repairs.

Furthermore, I intend to purchase this property (Expected Closing Date) ~~10-31-13~~ 11-11-13  
and to complete the required Code Compliance repairs there prior to (Expected Completion Date)  
JAN 14.

Charles Choa Khang  
Signature

10-25-13  
Date



Notary Seal  
[Signature]  
Notary Signature  
10/25/13  
Date

Search | Sales | Banker Toolbox | Administration | Main | Sign Off

Quick Profile | Customer List (0) | Clear List

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# Account

**Wells Fargo Way2save Savings** 5373

Bank MINNESOTA (300)

[Detail](#) | [Address](#) | [History](#) | [Statements](#) | [Stop Payments](#) | [Holds/Pledges](#) | [Overdraft/NSF Fees](#) | [Service Fees](#) | [Check Orders](#) | [Transfers](#)

## Checking/Savings Account History

Select action ...

Tax Responsible Customer **CHARLES KHANG** Sole Owner  
 Additional Customers None  
 Ledger Balance \$135,565.45  
 Available Balance \$135,565.45

Date	Description	Check Number	Amount	Balance
10/25/13	Deposit Made In A Branch/store <a href="#">View Deposit</a>	663212129	+30000.00	135565.45
09/30/13	Monthly Service Fee Reversal		+5.00	105565.45
09/30/13	Monthly Service Fee		5.00	105560.45
09/30/13	Interest Payment		+0.87	105565.45
08/30/13	Monthly Service Fee Reversal		+5.00	105564.58
08/30/13	Monthly Service Fee		5.00	105559.58
08/30/13	Interest Payment		+0.86	105564.58
08/06/13	Deposit Made In A Branch/store <a href="#">View Deposit</a>	620940676	+500.00	105563.72
08/05/13	Deposit Made In A Branch/store <a href="#">View Deposit</a>	581417344	+9000.00	105063.72
08/05/13	Deposit Made In A Branch/store <a href="#">View Deposit</a>	581417080	+10000.00	96063.72
08/02/13	Deposit Made In A Branch/store <a href="#">View Deposit</a>	642255625	+30000.00	86063.72
07/31/13	Monthly Service Fee Reversal		+5.00	56063.72
07/31/13	Monthly Service Fee		5.00	56058.72
07/31/13	Interest Payment		+0.49	56063.72

Search | Sales | Banker Toolbox | Administration | Main | Sign Off

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 amh.accountHistory



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Code Compliance Report

October 02, 2013

COREY MCCRACKEN, REALTOR  
2475 MAPLEWOOD DR STE 115  
SAINT PAUL MN 55109-1913

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

Re: 2051 Suburban Ave  
File#: 12 052803 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on September 09, 2013.

Please be advised that this report is accurate and correct as of the date October 02, 2013. 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 October 02, 2013. 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:

### ZONING

1. This property is in a(n) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

### BUILDING

**Inspector: Jim Seeger**

**Phone: 651-266-9046**

- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- 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.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Repair walls, ceiling and floors throughout, as necessary.
- Air-seal and insulate attic/access door.
- Provide major clean-up of premises.

Re: 2051 Suburban Ave  
October 2, 2013  
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**BUILDING**      **Inspector: Jim Seeger**      **Phone: 651-266-9046**

- 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.
- Any framing members that required repair or 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 adequately supported, etc.) are to be reconstructed in an approved manner.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Repair siding, soffit, fascia, trim, etc. as necessary.
- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Remove all water damaged wall paneling from basement walls.
- Remove carpet from basement.
- Repair kitchen cabinets and counter tops.
- Replace damaged gutters and downspouts.
- Re-grade east side yard to get water to drain to front yard.
- Replace garage roof covering and decayed roof boards.
- Repair west side stucco on garage.
- Replace decayed gutters, fascia and soffit on garage.
- Remove tree from southeast corner of house.
- A building permit is required to correct the above deficiencies.

**ELECTRICAL**      **Inspector: Peggy Schlichte**      **Phone: 651-266-9039**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits
- Install S type fuse adapters and proper size S fuses listed circuit breakers
- Verify that fuse/circuit breaker amperage matches wire size
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers
- Properly strap cables and conduits in basement
- Install/replace GFCI receptacle in basement second bathroom adjacent to the sink
- Ground bathroom light in basement/first bathroom and disconnect receptacle on fixture
- Remove all cord wiring
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Replace all painted-over receptacles.
- Based on repair list purchase permit for 6 circuits

**ELECTRICAL**      **Inspector: Peggy Schlichte**      **Phone: 651-266-9039**

- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement/garage/living room ceiling/AC unit disconnect
- No access to electrical panel. Remove and or / rewire all illegal, improper or hazardous wiring. Verify all grounding and bonding done to NEC.
- Provide clearance to electrical panel to current NEC
- No power to any devices at time of inspection
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING**      **Inspector: Steve Fernlund**      **Phone: 651-266-9052**

- Basement - Water Heater - Water piping incorrect (MPC 1730 Subp. 1)
- Basement - Water Heater - not fired or in service (MPC 2180)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - replace the floor drain cover or clean out plug (MPC 1300)
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (MFGC 411)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)
- Basement - Lavatory - unvented (MPC 0200, E)
- Basement - Lavatory - waste incorrect (MPC 2300)
- Basement - Toilet Facilities - unvented (MPC 0200, E)
- First Floor - Lavatory - water piping incorrect (MPC 0200 P.)
- First Floor - Sink - water piping incorrect (MPC 0200 P.)
- First Floor - Tub and Shower - provide anti-scald valve (MPC 1380, Subp. 5)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.



Re: 2051 Suburban Ave  
October 2, 2013  
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**HEATING**                      **Inspector: Maureen Hanson**                      **Phone: 651-266-9043**

- Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
- Provide support for gas lines to code
- Plug, cap and/or remove all disconnected gas lines
- Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Conduct witnessed pressure test on gas piping system.
- Run condensate drain from A/C evaporator to an approved location.
- Verify that A/C system is operable, if not, repair, replace or remove and seal all openings.
- Mechanical permits are required for the above work.

**Notes:**

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.

**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: 2051 Suburban Ave  
October 2, 2013  
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If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: [jim.seeger@ci.stpaul.mn.us](mailto:jim.seeger@ci.stpaul.mn.us)

JLS:ml  
Attachments