



August 7, 2024  
Chad Chadhoud  
Starmax Property Management  
P.O. BOX 24444  
MINNEAPOLIS MN 55424-0444

**NOTICE OF CONDEMNATION  
UNFIT FOR HUMAN HABITATION  
ORDER TO VACATE**

RE: 1546 WILSON AVE  
Ref. # 119943

Dear Property Representative:

Your building was inspected on August 6, 2024.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed, or the building vacated by the re-inspection date.

**A reinspection will be made on August 9, 2024, at 01:00 pm.**

**CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF OCCUPANCY.**

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

**DEFICIENCY LIST**

1. Exterior - Front Entrance - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Light fixture cover is hanging loosely - birds nest in light cover.

2. Lower Level - Southeast Room - MSFC 604.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-8989.-Damaged and charred outlet above sump pump.
3. Lower Level - Throughout - SPLC 34.10 (1), 34.34 (4), 34.16 - Provide and maintain interior in a clean and sanitary condition.-Basement/lower level floor has standing water and foul odor from water or sewage intrusion into the property - standing water in wall cavity behind bathtub and in laundry room - foul odor emanating out the front door - moisture stained and wet mattress removed from lower level and placed in front yard
4. Lower Level - Throughout - SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. -Multiple areas of wall materials have been removed allowing open holes in walls to spaces behind bathroom fixtures, exposed concrete block - water-stained blocks underneath stairwell, and water-stained boards and sheetrock on other walls - mold like substance on sheetrock and boards
5. Lower Level - Throughout - SPLC 34.10 (7), 34.17(5) - Repair and maintain the floor in an approved manner.-Floor has standing water - concrete is damaged and has been removed in parts of the floor and filled with a rock or gravel substance - southeast corner in southeast room has sump pump exposed and has standing water - flooring materials have been partially removed exposing concrete underneath, and remaining flooring has footprints and tracks showing evidence of water intrusion
6. MSBC -Section 1300.0120 Part 1 - Permits Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code. Call DSI at (651) 266-8989.-Water mitigation, flooring, and wall shall be done under permit.
7. SPLC 34.23, MSFC 111.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office. - Condemned for but not limited to unsanitary conditions due to water and/or sewage intrusion

Saint Paul Legislative Code authorizes this inspection and collection of inspection fees. For forms, fee schedule, inspection handouts, or information on some of the violations contained in this report, please visit our web page at: <http://www.stpaul.gov/cofo>.

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8585) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: [Daryl.Chute@ci.stpaul.mn.us](mailto:Daryl.Chute@ci.stpaul.mn.us) or call me at 651-266-9129 between 7:30 - 9:00 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Daryl Chute  
Fire Safety Inspector II  
Ref. # 119943

cc: Housing Resource Center  
Force Unit