



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-9090
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February 07, 2007

KENT E STAHEL
935 FRONT AVE
ST PAUL MN 55103-1350

Re: 935 Front Ave
File#: 06 059904 VB2

Dear Property Owner:

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

BUILDING

1. Repair retaining wall in front.
2. Install handrail at steps.
3. Replace or re-level front steps and replace rear steps to hours.
4. Remove trees from around house and garage foundation and kill stump.
5. Install gutters and downspouts on garage.
6. Install/Provide hand and guardrails on all stairways and steps as per attachment including garage.
7. Strap or support top of stair stringers.
8. Tuck Point interior/exterior foundation.
9. Install tempered glass in window on stair landing.
10. Provide tomb type dead bolts for all entry doors. Remove any surface bolts.
11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
12. Provide storms and screens complete and in good repair for all door and window openings.
13. Repair walls and ceilings throughout, as necessary.
14. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
15. Provide general clean-up of premise.
16. Provide smoke detectors as per the Minnesota State Building Code.
17. Repair soffit, fascia trim, and window trim or replace if necessary.
18. Provide proper drainage around house to direct water away from foundation.
19. Install downspouts and a complete gutter system.
20. Replace house and garage roof covering and vent to code.
21. Provide general rehabilitation of garage and install window.

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. Verify/Install a separate 20 ampere laundry circuit and a separate 20 ampere kitchen appliance circuit.
4. Install "S" type fuse adapters and proper size "S" fuses / listed circuit breakers.
5. Verify that fuse/circuit breaker amperage matches wire size.
6. Close open knockouts in service panel/junction boxes with knockout seals.
7. Provide one (1) light for each 200 square feet in unfinished basement. One light must be switched from the top of the stairs.
8. Install/Replace GFCI receptacle in second bathroom adjacent to the sink.
9. Ground bathroom light in second bathroom and disconnect receptacle on fixture.
10. Remove all cord wiring.
11. Repair or replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
12. Check all 3-wire outlets for proper polarity and verify ground.
13. Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code.
14. Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
15. Install hard-wired, battery backup smoke detector as specified in bulletin 80-1 and other smoke detectors as required by the IRC.
16. Install exterior lights at back entry doors.
17. Remove and/or rewire all illegal, improper or hazardous wiring in basement and garage.

PLUMBING

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

1. Water heater gas shutoff and gas piping incorrect.
2. Water heater not fired or in service.
3. Replace corroded gas piping.
4. Replace improper gas piping or fittings.
5. Dryer gas shutoff and connector incorrect.
6. Soil and waste piping has no soil stack base cleanout.
7. Basement laundry tub unvented
8. Basement waste incorrect.
9. Basement closet unvented.
10. Water closet fixture is missing.
11. Replace or plug opening water closet.
12. First floor kitchen sink unvented.

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13. First floor kitchen waste incorrect.
14. First floor range gas shutoff and piping incorrect.
15. Second floor bathtub waste incorrect.
16. Second floor bathtub faucet is missing, broken or parts missing.
17. Install scald guard faucet in bathtub on second floor.
18. Provide trap access to second floor bathtub.
19. Lawn hydrant(s) requires backflow assembly or device.

HEATING

1. Move vent pipe from backflow preventer to safe location.
2. Support combustion air.
3. Provide support for gas lines to code. Plug, cap and/or remove all disconnected gas lines.
4. Repair and/or replace heating registers as necessary.
5. Provide heat in every habitable room and bathrooms.
6. Appropriate Mechanical permits are required for this work

ZONING

1. This property was inspected as a single family home.

NOTES

There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate codes when complete

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.

**See attachment for permit requirements.

****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:sh

Attachments



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