

733 FAIRVIEW AVE (submitted 9/12/22)

Stamate Skliris
733 Fairview Ave. N.
Saint Paul, MN 55104
Skliris@gmail.com

REPAIRS FOR: 733 FAIRVIEW AVENUE NORTH

General Contractor - Keith Rott: (612) 990-4767

- ✓ Submit evidence of financing sufficient to complete the rehabilitation.
 - ✓ Submit an affidavit indicating the finances will be dedicated to completing the project.
 - ✓ Submit work plan, sworn construction statement or scope of work. (include signed subcontractor bids and a schedule.)
 - ✓ The property must be maintained.
-

BUILDING Inspector: Nathan Bruhn

Building repairs: Keith Rott

Don Kliphuth: (Sider)

Working Remaining:

1. 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 \$119 x 4 + \$40 x 4 for installation = **\$636**
 2. Replace or repair landing and stairway per code. SPLC 34.09 (2) Materials: \$4,000; \$4,000 labor = **\$8,000**
 3. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1) \$150 materials + \$550 labor = **\$700**
 4. Install rain leaders to direct drainage away from foundation. SPLC 34.33 1(d) \$200 materials + \$500 labor = **\$700**
 5. Provide functional hardware at all doors and windows. SPLC 34.09 (3f) \$324 + 260 labor = **\$584**
 6. 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). **\$100**
 7. Weather seal exterior doors, threshold and weather – stripping. SPLC 34.09 (3f) = **\$100**
 8. Air-seal and insulated attic/access door. MN Energy Code Ch 1322.1102.4 = **\$600**
- * 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).

Estimated Time of Completion: On or about March 15, 2023

Total Estimated Costs of Building Repairs = \$11,420

ELECTRICAL Inspector: Dave Blank

Electrician: Aaron Schmidt

Working Remaining:

1. Provide a complete circuit directory at service panel indicating location and use of all circuits.
Article 408.4, NEC = **\$200**
2. Close opening in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A) NEC = **\$250**
3. 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 = **\$2000**
4. Structure previously roughed-in. Complete installation under the current National Electrical Code. = **\$2000**
5. Install box extension where outlet openings are set back more than 1/4" from the finished wall.
= **\$800**

*All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

Estimated Time of Completion: On or about November 15, 2022

Total Estimated Costs of Election Repairs/Work = \$5,250

PLUMBING Inspector: Paul Zellmer

Plumbing work: Cyrus Togbah

Working Remaining:

1. ~~Basement Lavatory – (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.~~
2. ~~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.~~
3. Basement – Soil and Waste Piping – (MPC .0100 L& M & 708.1) Plug all open piping and properly pitch all piping. **\$150**
4. Basement – Toilet Facilities – (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing. **\$300**
5. ~~Basement – Water Heater – (MPC 507.5) Correct the pressure and temperature relief valve discharge.~~
6. ~~Basement – Water Heater – (MFGC 503) Install the water heater gas venting to code.~~
7. ~~Basement – Water Heater – (MPC 501) Install the water piping for the water heater to code.~~
8. ~~Basement – Water Meter – (MPC 609.11) Support the water meter to code.~~
9. Basement – Water Piping – (SPRWS 93.07) Provide a one (1) inch water line to the first major take off. **\$1000**

10. First Floor – Plumbing – General – (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits. **\$250**
11. First Floor – Sink – (MPC .0100 P & Q & 419.2) Install the water piping to code. **\$400**
12. First Floor – Sink – (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing. **\$200**
13. First Floor – Sink – (MPC .0100 E & 901) Install a proper fixture vent to code. **\$250**
14. First Floor – Sink – (MPC 701) Install the waste piping to code. **\$250**
15. First Floor – Tub and Shower – (MPC .0100 P & & 419.2) Install a proper fixture vent to code. **\$250**
16. First Floor – Tub and Shower – (MPC 701) Install the waste piping to code. **\$250**
17. First Floor – Tub and Shower – (MPC .0100 P & & 419.2) Install the water piping to code. **\$250**
18. First Floor – Tub and Shower – (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing. **\$150**
19. First Floor – Tub and Shower – (MPC 301.1) Repair/replace the faucet that is missing, broken or has parts missing. **\$230**
20. First Floor – Tub and Shower – (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016. **\$75**
* To be completed by a licensed plumber 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

Estimated Time of Completion: On or about December 15, 2022

Total Estimated Costs of Plumbing Repairs/Work = \$4,005

HEATING Inspector: Erik Witt

HVAC Work: Aaron Patton

Working Remaining:

1. Clean and Orsat test furnace/boiler 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. **\$1500**
 2. Replace furnace/boiler flue venting to code. **\$10,500**
 3. Vent clothes dryer to code. **\$300**
 4. Provide support for gas lines to code. **\$200**
 5. Clean all supply and return ducts for warm air heating system. **\$500**
- * Mechanical permits are required for the above work.

Estimated Time of Completion: On or about January 15, 2023

Total Estimated Costs of HVAC Repairs/Work = \$13,000

Total Estimate Costs of the above work: \$33,675