www.cglegvold.com

LEGVOLD CONSTRUCTION, INC.

RESIDENTIAL REMODELING

Quality Craftsmanship Since 1930

3117 Penn Ave. N.
Minneapolis, MN 55411
612.521.8171
Cell 612.282.0297

365 Skillman Ave. E.
St. Paul, MN 55117
651.771.8098
Fax 651.340.9367

CONTRACTOR LICENSE: 20635838 • Insured

PROPOSAL 246035

PROPOSAL SUBMITTED TO			PHONE	DATE
3Packet COM Inc				12/30/2022
ADDRESS			JOB NAME	
1802 Ross Ave E			Exterior House Only Code Compliance	
CITY	STATE	ZIP	JOB LOCATION	JOB PHONE
Saint Paul	MN	55119	same	

We hereby submit specifications and estimates for:

1) All trades work to be completed per attached Code Compliance Report dated 10/26/2022.

a) Building	$96,387--
b) Electrical	$7600--
c) Plumbing	$9460--
d) HVAC	$7800--
2) Building, Electrical, Plumbing and HVAC Permit Fees and Permit Process	$3,000--
3) Remove all debris from premises	$1850--

NOTES on Payment Schedule
50% down to begin construction, additional 25% due at rough-in inspection, full and remaining balance due upon completion

CONTRACTOR'S NOTICE TO OWNER REGARDING LIEN RIGHTS: Any person or company supplying labor and materials for this improvement to your property, may file a LIEN against your property, if that person or company is not paid for their contributions.

Under Minnesota Law YOU HAVE THE RIGHT to pay persons who have supplied labor and materials for this improvement DIRECTLY, and deduct this amount from our contract price, or withhold the amounts due them from us, until 120 days after completion of the improvement, UNLESS we give you a lien waver, signed by persons who have supplied any material or labor for the improvement, and who gave you timely notice.

We Propose hereby to furnish material and labor, complete in accordance with above specifications, for the sum of: **$ 126,097--**

NAT-27362-1

Payment to made as follows:

See notes above

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Authorized Contractor Signature: _____

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Owner's Signature: _____

Department of Safety & Inspection
Angie Wiese, Director

CITY OF SAINT PAUL

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

Telephone: 651-266-8989
Facsimile: 651-266-9124
www.stpaul.gov/dsi

Code Compliance Report

October 26, 2022

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

3packet.Com Inc
3111 West Polk Ave
Anaheim CA 92801-6037

C.G. Legvold Construction Inc
365 Skillman Ave E
Maplewood, MN 55117
651-771-8098 Fax: 651-340-9367
cglegvold@comcast.net

Re: 1802 Ross Ave
File#: 10 799492 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on August 29, 2022.

Please be advised that this report is accurate and correct as of the date October 26, 2022. 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 26, 2022. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Robert Humphrey at 651-266-9123.

Please note that permits cannot be issued online. Permits must be applied for in person, via fax or mail.

ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

BUILDING Inspector: Nathan Bruhn Phone: 651-266-9033

1. Insure basement cellar floor is even, is cleanable, and all holes are filled. SPLC

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34.10 (1)

2. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
3. 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)
4. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
5. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
6. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
7. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
8. 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. SPLC 34.33 (1)
9. 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. SPLC 34.34 (1)
10. Re-level structure as much as is practical. SPLC 34.10 (2) Front porch needs repair to rotten floor and needs to be re-leveled.
11. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
12. Install plinth blocks as needed under posts in basement & ensure adequate footing for load imposed. SPLC 34.10 (2) Remove temporary support posts and replace with code approved support.
13. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
14. 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
15. Provide major clean-up of premises. SPLC 34.34 (4)
16. Install water-proof enclosure in shower area. MNRC Ch 1309 Sect. 307
17. Verify proper venting of bath exhaust fan to exterior. SPLC 34.14 (3)
18. Provide weather sealed, air sealed and vermin sealed exterior. SPLC 34.32 (2)
19. Replace or repair landing and stairway per code. SPLC 34.09 (2)
20. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
21. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
22. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
23. Tuck Point interior/exterior of foundation as necessary. SPLC 34.09 (1)
24. Repair chimney in an approved manner. SPLC 34.09 (1)
25. Provide general rehabilitation of garage. SPLC 34.32 (3)
26. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
27. Remove trees which are against foundation of home and garage. SPLC 34.09 (1b)

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28. Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil. MNRC Ch 1309-Sect. 404.1.6
29. Remove illegal bedrooms and bathroom in the basement.
30. Repair hole in garage roof.
31. Dry out basement and eliminate source of moisture. SPLC 34.10 (10)
32. Remove mold, mildew and moldy or water damaged materials. SPLC 34.10 (1)
33. 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. MNRC Ch 1309 Sect. 311 & 312
34. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
35. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
36. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
37. 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)

ELECTRICAL Inspector: Gary Koehnen Phone: 651-266-9039

1. Properly wire electric dryer receptacle/branch circuit/overcurrent device to current NEC.
2. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC. Including garage and exterior.
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
4. Install hard-wired smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
5. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC. Including garage and exterior of property.
6. Panelboard does not meet clearance. Provide clearance. Article 110.26 NEC
7. Properly wire furnace to current NEC.
8. Properly wire microwave/hood fan above range to current NEC.
9. Properly wire dishwasher/disposal to current NEC.
10. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
11. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
12. Replace circuit breakers in electrical panel that are not listed for that

page 5 of 8

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panelboard with proper breakers. Article 110.3 (B)

13. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
14. Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
15. Properly strap and support cables and/or conduits. Chapter 3, NEC. Including garage and exterior of property.
16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer Phone: 651-266-9048

1. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
2. Basement -Laundry Tub -(MPC .0100 & 901) Install a proper fixture vent to code.
3. Basement -Laundry Tub -(MPC 701) Install the waste piping to code.
4. Basement -Laundry Tub -(MPC .0100 P & Q & 419.2) Install the water piping to code.
5. Basement -Lavatory -(MPC .0100 E & 901) Install a proper fixture vent to code.
6. Basement -Lavatory -(MPC 701) Install the waste piping to code.
7. Basement -Lavatory -(MPC .0100 P & Q & 419.2) Install the water piping to code.
8. Basement -Plumbing - General -(MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
9. 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.
10. Basement -Soil and Waste Piping -(MPC .0100 L & M & 708.1) Plug all open piping and properly pitch all piping.
11. Basement -Soil and Waste Piping -(MPC 704 & 706) Replace all improper connections, transitions, fittings or pipe usage.
12. Basement -Toilet Facilities -(MPC .0100 E & 901) Install a proper fixture vent to code.
13. Basement -Toilet Facilities -(MPC 701) Install the waste piping to code.
14. Basement -Toilet Facilities -(MPC .0100 P & Q & 419.2) Install the water piping to code.
15. Basement -Tub and Shower -(MPC .0100 E & 901)Install a proper fixture vent to code.
16. Basement -Tub and Shower -(MPC 701) Install the waste piping to code.
17. Basement -Water Heater -(MFGC 409) Install the gas shut off and the gas piping to code.
18. Basement -Water Heater -(MFGC 503) Install the water heater gas venting to code.
19. Basement -Water Heater -(MPC .0100 Q)The water heater must be fired and in service.

page 6 of 8

C.G. Legvold Construction Inc
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20. Basement -Water Meter -(MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
21. Basement -Water Meter -(MPC 606.2) The service valves must be functional and installed to code.
22. Basement -Water Piping -(MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
23. Basement -Water Piping -(SPRWS 93.07) Provide a one (1) inch water line to the first major take off.
24. Bathroom -Plumbing - General -(MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
25. Exterior -Lawn Hydrants -(MPC 301.1) Repair or replace the lawn hydrants that are broken or have parts missing.
26. First Floor -Sink -(MPC .0100 E & 901) Install a proper fixture vent to code.
27. First Floor -Sink -(MPC 701) Install the waste piping to code.
28. First Floor -Sink -(MPC .0100 P & Q & 419.2) Install the water piping to code.
29. First Floor -Sink -(MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
30. Second Floor -Tub and Shower -(MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
31. Second Floor -Tub and Shower -(MPC 409.2) Provide an approved waste stopper
32. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed 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.

Heating Inspector: Aaron Havlicek Phone: 651-266-9043

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.
2. Move return air intake a minimum of ten (10) feet from furnace flue draft diverter or relocate it to another room.
3. Install approved metal chimney liner.
4. Replace furnace/boiler flue venting to code.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines and unapproved valves.

page 7 of 8

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10. 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.
11. All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms.
14. Mechanical permits are required for the above work.

Notes:

1. See attachment for permit requirements and appeals procedure.
2. Provide plans and specifications for any portion of the building that is to be rebuilt.

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.)

Page 8 of 8

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If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651-266-9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments