



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

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July 10, 2006

SENORA DRONES
INTERNET PROPERTY SHOPPER
16898 JONQUIL TRAIL
LAKEVILLE MN 55044

Re: 718 Lafond Avenue
File#: 06 085192 VB2

Dear Property Owner:

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

BUILDING

1. Replace the kitchen cabinets.
2. Replace step at first floor landing on stairs to second floor (not to code—rise is not uniform).
3. Install Provide hand and guardrails on all stairways and steps as per attachment.
4. Install plinth blocks under posts in basement.
5. Tuck Point interior/exterior foundation.
6. Install floor covering in the bathroom and kitchen that is impervious to water.
Install tempered glass in window on stair landing to second floor.
7. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
8. Provide storms and screens complete and in good repair for all door and window openings.
9. Repair walls and ceilings throughout, as necessary.
10. Provide hand and guardrails on all stairways and steps as per attachment.
11. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
12. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
13. Habitable rooms with new usage, replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate and all bedroom windows shall meet emergency egress requirements (20" wide minimum, 24" high minimum but not less than 5.7 sq. ft. overall).
14. Provide general clean-up of premise.
15. Provide smoke detectors as per the Minnesota State Building Code.
16. Repair soffit, fascia trim, etc. as necessary.

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17. Provide proper drainage around house to direct water away from foundation.

ELECTRICAL

1. Rework panel receptacle.
2. Bond around waster meter.
3. Bond around plastic plumbing water piping.
4. Check all receptacles for proper wiring and grounding.
5. Repair or replace all broken or missing light switches as needed.
6. Install weather proof light fixture at front and rear entries.
7. Bring property up to Bulletin 80-1.
8. Electrical work requires a Permit and inspections.

PLUMBING

1. All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
2. Correct the gas venting and water piping at the water heater.
3. Raise water meter from pit.
4. The soil and waste piping has no soil stack base cleanout.
5. Provide the proper pipe supports for the soil and waste piping.
6. Correctly vent the laundry tub to Code.
7. Vent the basement shower and correct the waste to Code.
8. Provide an anti-scald faucet on basement shower.
6. Vent the kitchen sink and correct the waste and water piping to Code.
7. Correctly waste and vent at the second floor bathtub and lavatory to Code.
8. Provide a backflow assembly or device for the lawn hydrant(s).
9. Repair or replace plumbing vents to Code.

HEATING

1. Clean and Orsat furnace burner. Check all controls for proper operation. Submit report.
2. Install a chimney liner.
3. Replace furnace flue venting and provide proper pitch for gas appliance venting.
4. Tie furnace/boiler and water heater venting into chimney liner.
5. Recommend adequate combustion air.

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6. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
7. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
8. Clean all supply and return ducts for warm air heating system.
9. Repair and/or replace heating registers as necessary.
10. Provide heat in every habitable room and bathrooms.
11. Appropriate Mechanical Permits are required for this work.

ZONING

1. This property was inspected as being a single-family dwelling.

NOTES

1. See attachment for permit requirements.
2. **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.
3. **Provide plans and specifications for any portion of the building that is to be rebuilt.**
4. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.
5. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
6. 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.

Sincerely,

James L. Seeger
Code Compliance Officer

JLS:sla
Attachments