

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 18, 2006

MS WENDY LEE HOMECOMINGS FINANCIAL 1264 POINT DOUGLAS ROAD SOUTH SAINT PAUL, MN 55119

Re: 304 Earl Street File#: 05 190146 VB2

Dear Property Owner:

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

BUILDING

- 1. Install cricket at garage roof attached to house.
- 2. Repair, replace or remove north side entry foundation floor and walls.
- 3. Install Provide hand and guardrails on all stairways and steps as per attachment.
- 4. Anchor posts in basement.
- 5. Tuck Point interior/exterior foundation.
- 6. Install tempered glass in window over bathtub.
- 7. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
- 8. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- 9. Provide storms and screens complete and in good repair for all door and window openings.
- 10. Repair walls and ceilings throughout, as necessary.
- 11. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
- 12. Provide smoke detectors as per the Minnesota State Building Code.
- 13. Provide proper drainage around house to direct water away from foundation.
- 14. Install downspouts and a complete gutter system.
- 15. Provide general rehabilitation of garage and provide a fire wall between house and garage.

ELECTRICAL

- 1. Remove all cord wired lights.
- 2. Install a 15 amp breaker on #14 wire.
- 3. Reinstall missing knock out seals in service panel.

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- 4. Refasten service raceway outside house.
- 5. Insure proper fuses or breakers for all conductors.
- 6. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
- 7. Check all 3-wire outlets for proper polarity and ground.
- 8. Throughout building, install outlets and fixtures as per Bulletin 80-1.
- 9. Install smoke detectors as per Bulletin 80-1 and I.R.C.
- 10. 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. Provide the proper connections, transitions, fitting or pipe usage for the soil and waste piping.
- 3. Re-pipe the basement bathtub to Code.
- 4. Provide a backflow assembly or device for the lawn hydrant(s).

HEATING

- 1. Venting of furnace to be class "B" venting from outlet of furnace to chimney with Class "B" wire for connection of water heater venting.
- 2. Install dryer venting to Code.
- 3. Cover opening in duct work above laundry tub according to Code.
- 4. Install approved lever handle manual gas shutoff valve on gas appliances.
- 5. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
- 6. Clean all supply and return ducts for warm air heating system.
- 7. Repair and/or replace heating registers as necessary.
- 8. Appropriate Mechanical, Warm Air and Ventilation Permits are required for this work.

ZONING

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

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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. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.
- 4. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
- 5. All items noted as <u>recommended</u> 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