



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 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