



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989
Facsimile: 651-266-8951
Web: www.stpaul.gov/dsi

July 20, 2012

LAWRENCE WALKER
629 ST ANTHONY AVE
ST PAUL MN 55104-4846

RE: VACANT BUILDING DEFICIENCIES
840 THOMAS AVE
Ref. # 103061

Dear Property Representative:

An inspection was made on July 19, 2012 of your vacant building at the above-captioned address. You are hereby notified that the following list must be corrected immediately.

A reinspection will be made on August 7, 2012 at 10:00 AM.

Failure to comply may result in additional reinspection fees and a criminal citation. Failure to complete all deficiencies by 8/07/2012 will result in the property being sent to vacant buildings.

DEFICIENCY LIST

1. 2nd Floor-Bathroom-SPLC 34.10 (4), 34.33 (3) - Provide a bathroom floor impervious to water.
2. 2nd Floor-Bathroom-SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner.-Repair or replace the damaged tile.
3. Basement--MMC 504.6 - Provide, repair or replace the dryer exhaust duct. Exhaust ducts for domestic clothes dryers shall be constructed of metal and shall have a smooth interior finish. The exhaust duct shall be a minimum nominal size of four inches (102 mm) in diameter. This work **will** require a permit(s). Call DSI at (651) 266-8989.
-Contact a licensed contractor to properly install the dryer vent to code and under permit.
-Obtain approval for the open plumbing permit.
4. Basement--SPLC 34.10 (1) - Abate and maintain the basement reasonably free from dampness and free of mold and mildew.

5. Basement--SPLC 34.10 (7), 34.33 (6) - Repair and maintain the walls in an approved manner. There is water damage and a mold-like substance on the West basement wall.
-Repair or replace the damaged or deteriorated wall coverings.
6. Exterior-Front Entry-SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration.-Repair and tuck point damaged mortar joints.
7. Exterior--SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screens.
8. Exterior--SPLC 34.08 (2) - Provide and maintain the property grade to slope away from the building to minimize the accumulation of water near the building. This work may require a permit(s). Call DSI at (651) 266-9090.
9. Interior--SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. There are mice droppings in the kitchen.
-Contact a licensed exterminator to treat the building for mice. *Provide documentation of extermination.*
10. Kitchen--SPLC 34.10 (7), 34.33 (6) - Repair and maintain the cabinets in an approved manner.
11. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

If you have any questions, email me at william.beumer@ci.stpaul.mn.us or call me at 651-266-8991 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

William Beumer
Fire Inspector

Ref. # 103061