



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

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October 6, 2010

NATIVIDAD ACEVEDO
3852 35TH AVE S
MINNEAPOLIS MN 55406

**NOTICE OF CONDEMNATION
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE**

RE: 711 OAKDALE AVE
Ref. # 106896

Dear Property Representative:

Your building was inspected on October 6, 2010.

The building was found to be unsafe, unfit for human habitation, a public nuisance, a hazard to the public welfare or otherwise dangerous to human life. A Condemnation Placard has been posted on the building.

The following deficiency list must be completed or the building vacated by the re-inspection date.

A re-inspection will be made on or after January 4, 2011.

**CONDEMNATION OF THE BUILDING REVOKES THE CERTIFICATE OF
OCCUPANCY.**

Failure to complete the corrections may result in a criminal citation. The Saint Paul Legislative Code requires that no building be occupied without a Fire Certificate of Occupancy.

DEFICIENCY LIST

1. Basement - Ceiling - MN Stat. 299F.362 - Immediately provide and maintain a smoke detector located outside each sleeping area.-Replace chirping battery in smoke detector next to basement steps on ceiling.
2. Building - Ownership - SPLC 35.01 Post the current owner information including: name, address, phone number in an approved location.-Post in a visible location on property.

3. Exterior - Fence - SPLC 34.08 (5), 34.31 (3) - Repair, replace and maintain all exterior surfaces on fences, sheds, garages and other accessory structures free from holes and deterioration. Provide and maintain exterior unprotected surfaces painted or protected from the elements.-Repair or remove damaged and deteriorated fence.
4. Exterior - House - SPLC 34.09 (1) b,c, 34.32 (1) b,c - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint.-Scrap and paint window sills throughout house. Replace or repair all damaged soffits, fascia and eave boards throughout property.
5. Exterior - House - SPLC 34.08 (1), 34.31 (1) - All exterior property areas shall be maintained free from any accumulation of refuse, garbage or feces.
6. Exterior - House - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Replace all cracked or missing storm windows and window screens throughout property.
7. Extermination Report - Both Units - SPLC 34.10 (6), 34.33 (5) - Exterminate and control insects, rodents or other pests. Provide documentation of extermination.-Fax copies of extermination reports to inspector at 6512668951.
8. Interior - East Staircase - SPLC 34.10 (3), 34.33(2) - Repair or replace the damaged guardrail in an approved manner.-Install missing balustrades on east entry guardrail.
9. Lower Unit - All Windows - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the window in good condition.-Replace all non fitting windows in bathroom, bedrooms and all other rooms. Replace cracked south basement window.
10. Lower Unit - Carbon Monoxide Detectors - MN State Statute 299F.50 Immediately provide and maintain an approved Carbon Monoxide Alarm in a location within ten (10) feet of each sleeping area. Installation shall be in accordance with manufacturers instructions.-Install missing carbon monoxide alarms in lower unit.
11. Lower Unit - East Entry - SPLC 34.09 (3) i - Repair and maintain an approved one-inch throw single cylinder deadbolt lock.-Repair or replace deadbolt lock on lower unit east entry door.
12. Lower Unit - Living Room - MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
13. Lower Unit - Multiple Areas - MSFC 605.1 - Repair or replace damaged electrical fixtures. This work may require a permit(s). Call DSI at (651) 266-9090.-Install missing light fixture in north bedroom. Replace non working outlet in northeast bedroom.
14. Lower Unit - North Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Install missing closet doors.

15. Lower Unit - North Bedroom - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Install missing closet door frames.
16. Lower Unit - South Entry Door - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door frame.-Repair or replace hinges on entry door.
17. Lower Unit - South Entry Door - SPLC 34.10 (7), 34.33 (6) - Repair and maintain the floor in an approved manner.-Install an approved covering on lower unit northwest bathroom floor.
18. Lower Unit - South Porch - MSFC 605.4 - Discontinue use of all multi-plug adapters.
19. Lower Unit - South Porch - SPLC 34.09 (3), 34.32 (3) - Repair and maintain the door in good condition.-Install missing pump on screen door.
20. Lower Unit - South Window Screen - SPLC 34.09 (3), 34.32 (3) - Provide or repair and maintain the window screen.-Repair or replace window screen on storm door.
21. Lower Unit - Throughout - MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing.-Install missing cover plates throughout lower unit.
22. **WATER SHUT OFF - SPLC 34.11(4), 34.34(1) SPC 4715.0200A - Provide an adequate water supply to all water closets, sinks, showers and tubs.**
23. **WATER SHUT OFF - SPLC 34.23, MSFC 110.1 - This occupancy is condemned as unfit for human habitation. This occupancy must not be used until re-inspected and approved by this office.-Restore water services to units immediately or property vacated.**
24. SPLC 34.11 (6), 34.34 (3) - Provide service of heating facility by a licensed contractor which must include a carbon monoxide test. Submit a completed copy of the Saint Paul Fire Marshal's Existing Fuel Burning Equipment Safety Test Report to this office.
25. SPLC 39.02(c) - Complete and sign the provided 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>

You have the right to appeal these orders to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102 Phone: (651-266-8688) and must be filed within 10 days of the date of the original orders.

If you have any questions, email me at: sean.westenhofer@ci.stpaul.mn.us or call me at 651-266-8982 between 8:00 a.m. - 9:30 a.m. Please help make Saint Paul a safer place in which to live and work.

Sincerely,

Sean Westenhofer

Fire Inspector

Ref. # 106896

cc: Housing Resource Center
 Force Unit