



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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April 24, 2013

## NOTICE OF CONDEMNATION AS UNFIT FOR HUMAN HABITATION AND ORDER TO VACATE

Teresa M Morse  
1064 Rose Ave E  
Saint Paul MN 55106-2718

Dear Sir or Madam:

The Department of Safety and Inspections, Division of Code Enforcement, has determined that the dwelling and premises at **1064 ROSE AVE E** is "Unfit for Human Habitation". In accordance with Saint Paul Legislative Code, Chapter 34, Section 23, the premises will be placarded on **4-24-13** and ordered vacated no later than **4-25-13**.

Your attention is called to the following provisions of Section 34.23, Subsection 6 entitled, "Vacation of Structure or Unit":

**"Any residential structure or residential unit which has been condemned or placarded as unfit for human habitation shall be vacated within the time set forth in the placard and/or order. It shall be unlawful for any person to let to any person for human habitation any structure or unit so condemned or placarded, and no person shall occupy the structure or unit after the date set forth in the placard and/or notice."**

**THIS DWELLING SHALL NOT AGAIN BE USED FOR HUMAN HABITATION  
UNTIL WRITTEN APPROVAL IS SECURED FROM THE CITY OF SAINT PAUL;  
DEPARTMENT OF SAFETY AND INSPECTIONS, DIVISION OF CODE  
ENFORCEMENT**

**Principle Violations:** These deficiencies must be corrected before this condemnation and vacate order will be removed.

1. The interior of the house constitutes material endangerment. The house is very unsanitary and a fire hazard. Soiled clothing on the bathroom and bedroom floors, mold on the bathroom walls, and under kitchen sink, cat feces on the basement floor, bags of garbage on the floors, and the laundry tub full of garbage. There is clutter in the bedrooms and access to the egress windows and blocked with clothing and debris. There are combustibles being stored around the water heater and furnace.

**Other Violations:** These deficiencies must be corrected in order to bring this property into compliance with the Saint Paul Legislative Code.

2. There is an illegal basement bedroom that lacks a fire escape window. Remove all clothing, chest of drawer and all other bedroom items. Discontinue sleeping in the basement.
3. Remove all clutter, combustibles around the furnace, water heater and in utility room.
4. Smoke Detector: Lack of properly installed and operable smoke detector. Provide functioning smoke detectors in accordance with the attached requirement, within 24 hours.
5. 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.
6. Remove all improper installed electrical light fixtures from the basement and splice and utility strip from the kitchen stove.
7. Install missing electrical outlet cover in the West bedroom.
8. Remove electrical extension cord outside the North entry door.
9. Repair plumbing waste line in the kitchen for the sink.
10. Remove all mold from the bathroom walls and under the kitchen sink.
11. Repair shower tiles where there is a hole.
12. Repair all holes in the walls upstairs.
13. The bedroom window sills have mold on them, clean woodwork.
14. Install grounding jumper wire at water heater. Licensed electrician is required.
15. The rear wood steps are in disrepair. Properly repair or replace steps.

Authorization to reoccupy this/these dwelling unit(s) will not be given until it is demonstrated that all principal violations have been corrected and that no new conditions exist which could constitute material endangerment or which threaten the peace, health, safety or welfare of the occupants of this building.

All repairs and new installations must be made in accordance with the appropriate codes. Permit information may be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989.

You may file an appeal to this notice by contacting the City Clerk's Office at (651) 266-8688. Any appeal must be made in writing within 10 days of the date of this notice.

It is the responsibility of the property owner to keep all buildings secured and to properly maintain the premises at all times.

**If you have any questions concerning this matter, please contact the Inspector, Paula Seeley, at 651-266-1916. To arrange an appointment or request an extension of time to complete repairs, you will need to speak directly to the inspector.**

Sincerely,

**Paula Seeley**  
Enforcement Officer

ps

c: Posted to ENS

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