

## **Scope of work for 1164 Minnehaha:**

**Repair siding on the house and garage;**

**Finish trim and install door handles throughout the house;**

**Mud, tape and paint the entire interior;**

**Install new kitchen cabinets with new appliances;**

**Finish the upper level with proper insulation R39;**

**Fix all items from the Code Compliance report dated August 27<sup>th</sup> 2014 in all four categories - Electrical, Plumbing, HVAC and General.**

**Bridgewater Bank**  
3800 American Blvd West #100  
Bloomington, MN 55431  
952-893-6868  
FAX: 952-893-6850

## Sworn Construction Statement

Client's Name: **Corridor Properties**

Property Address: 1164 Minnehaha St. Paul Mn 55104

Contractor: Green Housing  
Address: 6106 Excesior Blvd  
Phone: 612-200-4377  
Contractors License # BC686132

Date of Draws:

[illegible]

**Bridgewater Bank**  
**3800 American Blvd West #100**  
**Bloomington, MN 55431**  
**952-893-6888**  
**FAX: 952-893-6850**

38	Plumbing Fixtures		\$ -							\$ -	\$ -
39	Roofing	fix shingles	\$ 500.00							\$ -	\$ 500.00
40	Septic System		\$ -							\$ -	\$ -
41	Sheetrock		\$ -							\$ -	\$ -
42	Siding	Green Housing	\$ 2,500.00			\$ 982.87				\$ 982.87	\$ 1,537.13
43	Sod		\$ -							\$ -	\$ -
44	Stone Work		\$ -							\$ -	\$ -
45	Stucco		\$ -							\$ -	\$ -
46	Survey		\$ -							\$ -	\$ -
47	Taping		\$ -							\$ -	\$ -
48	Tilework Ceramic		\$ -							\$ -	\$ -
49	Wallpaper		\$ -							\$ -	\$ -
50	Water Proofing		\$ -							\$ -	\$ -
51	Water/Gas/Sewer		\$ -							\$ -	\$ -
52	Well/Pump		\$ -							\$ -	\$ -
53	Windows		\$ -							\$ -	\$ -
54			\$ -							\$ -	\$ -
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CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

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

Telephone: 651-266-8989  
Facsimile: 651-266-9124  
www.stpaul.gov/dsi

## Code Compliance Report

August 27, 2014

**\*\* This Report must be Posted  
on the Job Site \*\***

Federal National Mortgage Assn International Plaza li  
14221 Dallas Parkway Ste 1000  
Dallas TX 75254-2916

Re: 1164 Minnehaha Ave W  
File#: 12 202460 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on January 24, 2014.

Please be advised that this report is accurate and correct as of the date August 27, 2014. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from August 27, 2014. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

### ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

**BUILDING Inspector: Jim Seeger**

**Phone: 651-266-9046**

1. Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment. MNRC Ch 1309 Sect. 311 & 312
2. Any framing members that required repair or do not meet code (where wall and ceiling covering is removed, members that are over-spanned, over-spaced, not being carried properly, door and window openings that are not adequately supported, etc.) are to be reconstructed in an approved manner. SPLC 34.34 (1)
3. Provide fire block construction as necessary and seal chases in basement ceiling. MNRC Ch 1309 Sect. 602.8

4. Where wall and ceiling covering is removed install full thickness or code-specified insulation. MN Energy Code Ch. 1322.1101 (exept. 4)
5. Air-seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
6. Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible. MNRC Ch 1309 Sect 313.2.1
7. Provide major clean-up of premises. SPLC 34.34 (4)
8. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
9. Provide proper drainage around house to direct water away from foundation of house. SPLC 34.08 (2)
10. Provide proper drainage around house to direct water away from foundation of garage. SPLC 34.08 (2)
11. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
12. Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary. SPLC 34.09 (3)
13. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
14. Provide general rehabilitation of garage. SPLC 34.32 (3)
15. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
16. Replace all sun exposed house wrap with new house wrap.
17. Install approved sump cover.
18. Cover exposed foam insulation with approved fire rated materials.
19. Install guardrails on basement stairs.
20. Remove wood stove from basement .
21. Install approved ventilation in basement bathroom.
22. Install complete kitchen.
23. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
24. Install safety glass in window at top of 2nd. floor stairs.
25. Properly seal around all windows and doors.
26. Finish garage siding and trim ,install gable end bracing and replumb walls.
27. Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts. SPLC 34.09 (3h)
28. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
29. Weather seal exterior doors, threshold and weather-stripping. SPLC 34.09 (3f)
30. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
31. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)
32. Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present. SPLC 34.33 (1)
33. A building permit is required to correct the above deficiencies. All work is to be done in a workmanship like manner. SPLC 33.03 (a)

**ELECTRICAL Inspector: Dave Blank**

**Phone: 651-266-9035**

1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
2. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
4. Provide a complete circuit directory at service panel indicating location and use of all circuits. Article 408.4, NEC
5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
6. Repair or replace all broken, painted over, corroded, missing or loose receptacles, luminaires (light fixtures), switches, covers and plates to current code. Article 406.4(D) & Article 410, NEC (painted receptacles: 5-living room, 2-SE bedroom, 3-SW bedroom, 5-2nd level room).
7. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
8. Install hard-wired, battery backup, Carbon Monoxide smoke detector as specified in Chapter 58 of the Saint Paul Legislative Code, and other smoke detectors and carbon monoxide detectors as required by the Minnesota State Building Code. SPLC 58, IRC
9. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
10. 1st Floor -Kitchen -Illegal electrical work performed in kitchen and back exterior. Remove added finishes in kitchen for inspection.
11. Basement -Close openings in service panel/junction boxes with knockout seals, breaker blanks, proper cable clamps, and/or junction box covers. Article 110.12 (A), NEC
12. Basement -Properly strap and support cables and/or conduits. Chapter 3, NEC
13. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
14. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
15. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

**PLUMBING Inspector: Karl Abrahamson**

**Phone: 651-266-8989**

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1. Lawn Hydrants -(MPC 0200 K) Repair or replace the lawn hydrants that are broken or have parts missing.
2. Lawn Hydrants -(MPC 2000) The lawn hydrant(s) require a backflow assembly or device.
3. Plumbing - General -(MPC 0320 Subp.3) Plumbing installed without permits/inspections. Obtain proper permits and provide tests and inspections.
4. Basement -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
5. Basement -Gas Piping -(MFGC 614.1-614.7) Vent clothes dryer to code.
6. Basement -Laundry Tub -(MPC 2300) Install the waste piping to code.

7. Basement -Laundry Tub -(MPC 2000 B) Provide the proper potable water protection for the faucet spout.
8. Basement -Soil and Waste Piping -(MPC 2420) Replace all improper connections, transitions, fittings or pipe usage.
9. Basement -Soil and Waste Piping -(MPC 0200) Replace all corroded cast iron, steel waste or vent piping.
10. Basement -Sump Pump/Basket -(MPC 2400 Subp.4) Provide a properly secured cover.
11. Basement -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
12. Basement -Tub and Shower -(MPC 1240) Replace the waste and overflow.
13. Basement -Tub and Shower -(MPC 1240) Provide a "stopper."
14. Basement -Water Heater -(MFGC 402.1) Install the gas shut off and the gas piping to code.
15. Basement -Water Heater -(MFGC 501.12) The water heater venting requires a chimney liner.
16. Basement -Water Heater -(MPC 1730 Subp.1) Install the water piping for the water heater to code.
17. Basement -Water Heater -(MPC 2180) The water heater must be fired and in service.
18. Basement -Water Meter -(MPC 2280) Support the water meter to code.
19. Basement -Water Meter -(MPC MPC1700-SPRWS, Sec.88.10) The water meter must be installed and in service.
20. Basement -Water Meter -(MPC 1800, Subp.3, 4) The service valves must be functional and installed to code.
21. Basement -Water Piping -(MPC 0420) Replace all the improper fittings and fittings that have improper usage.
22. Basement -Water Piping -(SPRWS Water Code) Provide a one (1) inch water line to the first major take off.
23. Basement -Water Piping -(MPC 1720) Repair or replace all the corroded, broken, or leaking water piping.
24. Basement -Water Piping -(MPC 1730) Replace all the improperly sized water piping.
25. First Floor -Gas Piping -(MFGC 411) Install an approved shut off; connector and gas piping for the range.
26. First Floor -Lavatory -(MPC 2300) Install the waste piping to code.
27. First Floor -Lavatory -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
28. First Floor -Sink -(MPC 2300) Install the waste piping to code.
29. First Floor -Sink -(MPC 0200 P) Install the water piping to code.
30. First Floor -Sink -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
31. First Floor -Sink -(MPC 0200 P) Repair/replace the faucet that is missing, broken or has parts missing.
32. First Floor -Toilet Facilities -(MPC 2300) Install the waste piping to code.
33. First Floor -Toilet Facilities -(MPC 0200 O) Repair/replace the fixture that is missing, broken or has parts missing.
34. First Floor -Toilet Facilities -(MPC 0870) Reset the toilet on a firm base.

35. First Floor -Tub and Shower -(MPC 1380 Subp.5) Install an anti-scald control device, ASSE Standard 1016.
36. First Floor -Tub and Shower -(MPC 1240) Provide a "stopper."
37. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

**Heating Inspector: Christi Dick**

**Phone: 651-266-9045**

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1. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe
2. Provide a means of returning air from every habitable room to the furnace. Return air cannot be taken from closets, bathrooms, toilet rooms, kitchen or mechanical rooms.
3. Vent gas clothes dryer to code
4. Provide a window in the bathrooms with an aggregate glazing area of not less than 3 square feet, one-half of which must be openable or provide exhaust system vented to outside. A mechanical ventilation permit is required if an exhaust system is installed.
5. Provide support for gas lines to code
6. Plug, cap and/or remove all disconnected gas lines
7. Install furnace air filter access cover
8. Clean all supply and return ducts for warm air heating system
9. Repair and/or replace heating registers as necessary
10. Provide heat in every habitable room and bathrooms
11. Submit Documentation from a licensed contractor that the wood burning fireplace is clean and safe for use or permanently seal openings
12. Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed.
13. Mechanical gas and warm air permits are required for the above work.

**Notes:**

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1. See attachment for permit requirements and appeals procedure.
2. This property is designated by the Vacant Buildings Department as a Category #3 which requires a \$5,000.00 Performance Bond or Deposit at the time the permit is issued.
3. Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.



Re: 1164 Minnehaha Ave W  
August 27, 2014  
Page 6

**This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).**

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 this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger  
Code Compliance Officer  
Department of Safety and Inspections  
City of Saint Paul  
375 Jackson Street, Suite 220  
Saint Paul MN 55101  
Phone: 651-266-9046  
Email: [jim.seeger@ci.stpaul.mn.us](mailto:jim.seeger@ci.stpaul.mn.us)

Attachments



Lyons Electric Co.  
1223 Estes Ave. S.W.  
Waverly, MN 55390  
Office: 320-963-3779, Fax: 320-963-7404  
C.A.03600, A.M.06876

Job site 1164 Minnehaha, St. Paul MN 55104

1. Repair the electrical service grounding conductor to the metallic water piping system. Install a conductor sized to Table 250.66 (NEC) from the electrical service to within 5' of the entrance point of the water service, and bond around the water meter. Article 250, NEC
2. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
3. Cables, smaller than 8 AWG, run at angles on the bottom of joists in unfinished basements, shall be run in either bored holes in joists or on running boards. Article 334.15 (C), current NEC
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5. Verify that fuse/circuit breaker amperage matches wire size in panel. Replace improperly sized overcurrent devices. Article 240.4, NEC
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7. Check all receptacles for proper polarity (including 2-prong) and verify ground on 3-prong receptacles. Ensure all GFCI receptacles are functioning properly. Rewire and/or replace receptacles that are improperly wired or not functioning properly. Article 406.4(D), NEC
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13. All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
14. Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
15. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

Total = \$4,600

PLEASE REVIEW PROPOSAL CAREFULLY. 2/3 OF PROPOSAL PLUS ANY EXTRAS IS DUE UPON COMPLETION OF ROUGH-IN WIRING AND REMAINING BALANCE IS DUE UPON COMPLETION OF WORK. THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 30 DAYS. TERMS 1.5% IF NOT RECEIVED BY DUE DATE  
ACCEPTANCE: THE ABOVE PROPOSAL AND TERMS FOR PAYMENT ARE ACCEPTED.

Signature \_\_\_\_\_

**Service@Integrityheating-air.com**

## Estimate

	<b>Estimate #</b>
<b>4/28/2015</b>	<b>0347</b>

Name / Address
Alex Stojmenovic 5501 France Avenue Edina, MN 55410

Project

Description	Qty	Total
<p>This estimate is for code compliance at 1164 Minnehaha Ave West St Paul:</p> <p>1. Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leak; provide documentation from a licensed contractor that the heating unit is safe</p> <p>2. Provide support for gas lines to code</p> <p>3. Plug, cap and/or remove all disconnected gas lines</p> <p>4. Install furnace air filter access cover</p> <p>5. Submit Documentation that the wood burning fireplace is clean and safe for use or has permanently sealed openings</p> <p>6. Run A/C condensate drain three-quarter inch nominal size to an approved location and secure as needed.</p>		
Parts, permit and supplies		180.00
Labor		300.00
<p>This estimate is good for 30 days. 50% down upon approval, the remainder due upon completion of work.</p>		
<b>Total</b>		<b>\$480.00</b>



# Estimate

Date	Estimate #
4/24/2015	810

9046 Lake Drive  
Lexington, MN 55014

Phone: 651-766-6830  
Fax: 651-493-1392

Corridor Properties  
6106 Excelsior Blvd.  
Suite 5  
St. Louis Park, MN 55416

Project
1164 Minnehaha W

Description	Total
<p>This proposal is for work to be done at 1164 Minnehaha Ave W, St. Paul. The Scope of the work is as follows:</p> <p>Basement:</p> <ul style="list-style-type: none"> <li>* Ike's Plumbing will install the gas piping for the dryer and the venting</li> <li>* Ike's Plumbing will replace the water piping in the basement and bring up to code</li> <li>* Ike's Plumbing will install waste/vent from the basement through the roof</li> <li>* Ike's Plumbing will do a rough in for the basement bathroom; installing the tub, toilet and lav sink; including the tub/shower valve</li> <li>* Ike's Plumbing will install the waste and overflow</li> <li>* Ike's Plumbing will install the gas piping to the water heater and replace all piping to bring to code</li> <li>* Ike's Plumbing will install the water meter with the valves and replace the piping from the meter to the fixtures</li> <li>* Ike's Plumbing will replace all water piping in basement that is not up to code</li> </ul> <p>1st Floor:</p> <ul style="list-style-type: none"> <li>* Ike's Plumbing will install a hook up for the gas stove; install the gas piping and the venting</li> <li>* Ike's Plumbing will install the water piping for the kitchen and bathroom to bring up to code</li> </ul> <p>This is not the final estimate for this location, there are other issues that will need to be added to this estimate.</p> <p>The price of this work is \$5,000.00, and includes permits, labor, and materials.</p> <p>*** a 50% deposit (\$2,500.00) will be required to begin the job; with 25% due after the rough-in inspection, and the remaining balance due within 15 days of the final inspection. Pricing on this proposal is valid for 30 days.</p>	<p>0.00</p>
Approval Signature/Date	<p><b>Total</b></p> <p>00.00</p>









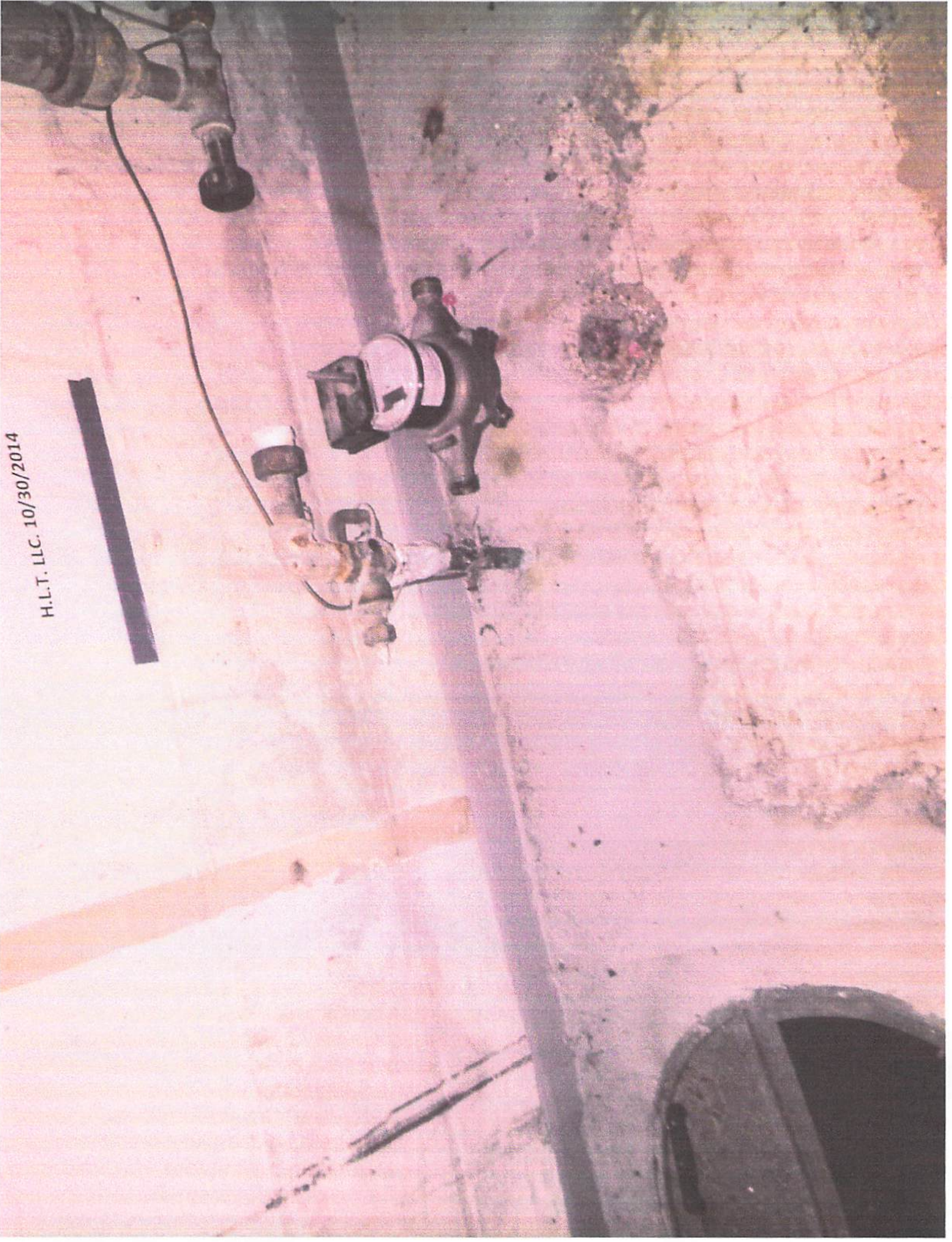






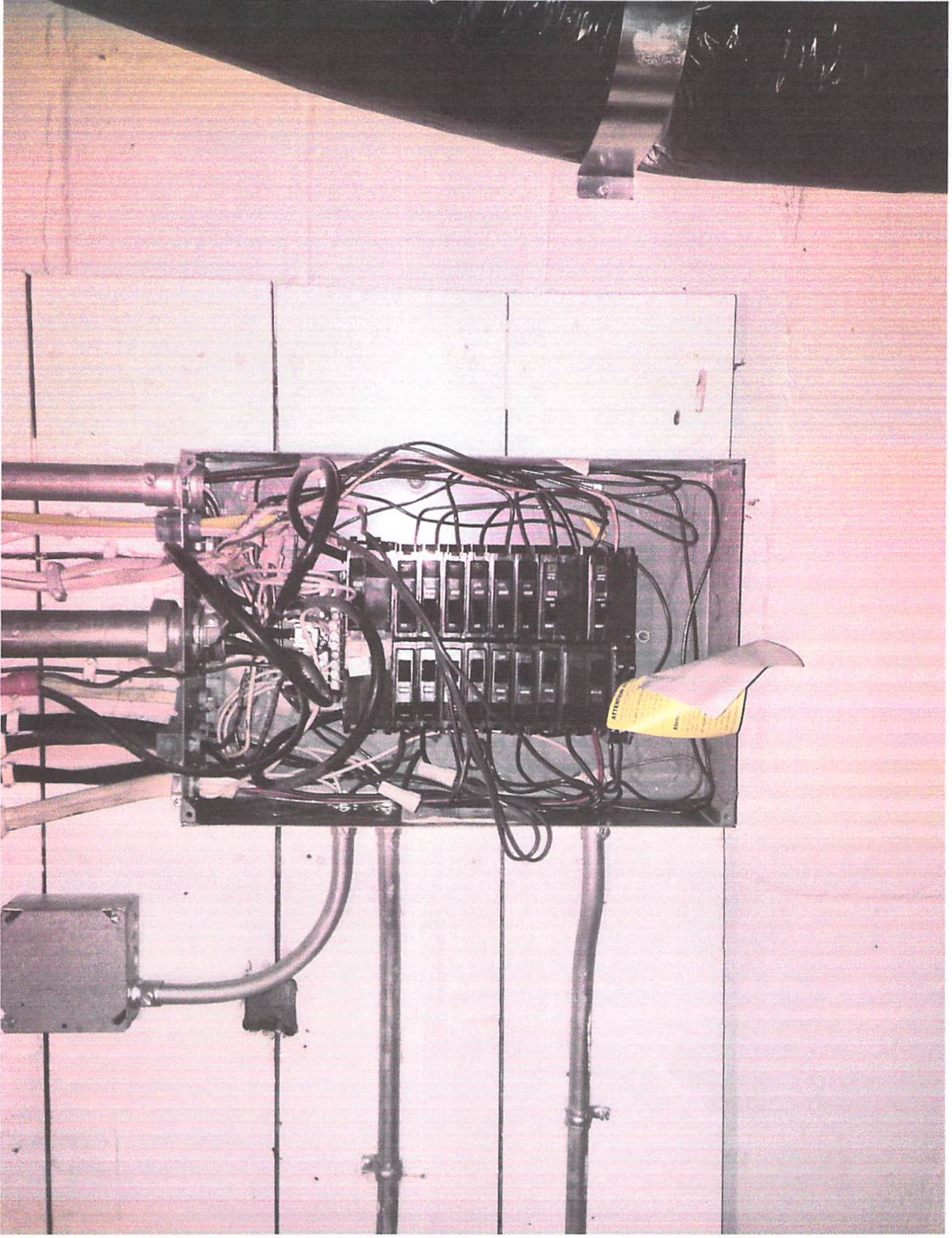




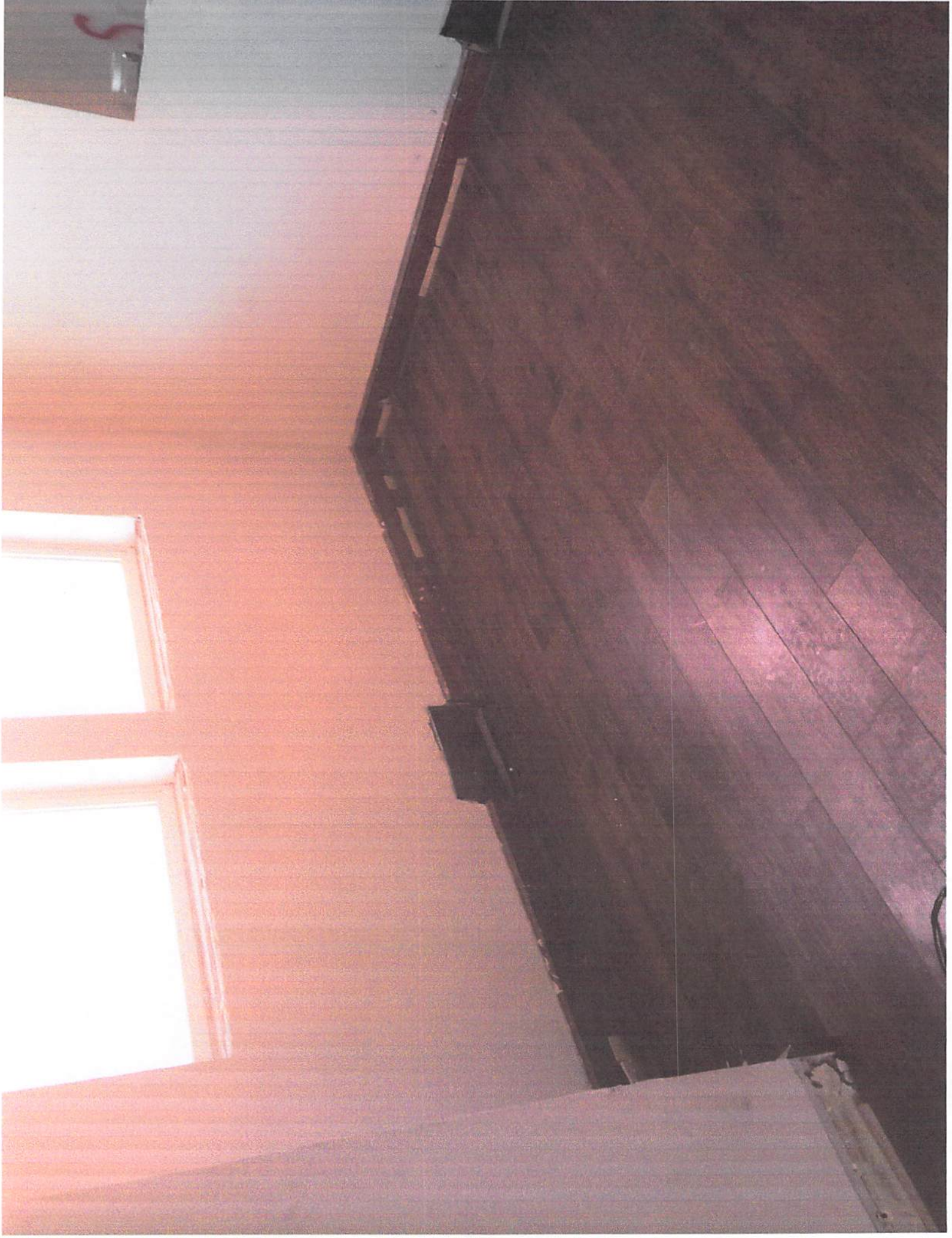


H.L.T. LLC. 10/30/2014































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4/27/2015