



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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May 19, 2006

GEORGE FARKAS
FIDELITY NATIONAL ASSET MGMT SERVICES
480 W HWY 96
SHOREVIEW MN 55126

Re: 716 Wilson Avenue
File#: 05 186267 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

1. Remove tree from east side of building.
2. Install new front steps to Code.
3. Install new front, side and rear doors to Code.
4. Repair rear deck and steps to Code.
5. Clean up all yard waste and rubbish.
6. Install tempered glass in rear entry way window.
7. Install a handrail on the basement steps to Code.
8. Remove all rotted and decayed wall covering from basement.
9. Install tempered glass in window in stair landing to second floor.
10. Install tempered glass in window over bathtub.
11. Repair house roof as needed.
12. Replace front porch roof and vent to Code.
13. Replace chimney flashing.
14. Replace front sidewalk.
15. Install plinth blocks under posts in basement.
16. Repair walls and ceilings throughout, as necessary.
17. Tuck Point interior/exterior foundation as needed.
18. Repair soffit, fascia trim, etc. as necessary.
19. Provide hand and guardrails on all stairways and steps as per attachment.
20. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
21. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
22. Provide storms and screens complete and in good repair for all door and window openings.

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23. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
24. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
25. Habitable rooms with new usage, replaced windows shall have glass area equal to 8% of floor area, or a minimum of 8 sq. ft., one-half of which shall operate and all bedroom windows shall meet emergency egress requirements (20" wide minimum, 24" high minimum but not less than 5.7 sq. ft. overall).
26. Provide general clean-up of premise.
27. Provide smoke detectors as per the Minnesota State Building Code.

ELECTRICAL

1. Replace inoperative bathroom GFCI outlet.
2. Replace bathroom light fixtures with non-outlet type.
3. Properly ground all three-wire receptacles.
4. Remove telephone cable from receptacle box in bedroom.
5. Repair inoperative receptacles and lights throughout.
6. Install three-way switch control for stairway lighting.
7. Rewire basement bathroom to Code.
8. Rewire basement laundry area to Code.
9. Replace light fixture by service panel with non-outlet type.
10. Install proper fuses on branch circuits.
11. Remove closet light fixtures or install a globe on each.
12. Install electric service grounding per Code.
13. Install required lighting at all service door entries.
14. Insure proper fuses or breakers for all conductors.
15. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
16. Check all 3-wire outlets for proper polarity and ground.
17. Throughout building, install outlets and fixtures as per Bulletin 80-1.
18. Install smoke detectors as per Bulletin 80-1 and I.R.C.
19. Electrical work requires a Permit and inspections.

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PLUMBING

1. The water heater has no gas shutoff or gas piping is incorrect.
2. Correct gas venting at water heater.
3. The water heater has gas control valve parts missing.
4. The water was not in service at the time of the inspection.
5. The water meter was not in service at the time of the inspection.
6. The water heater service valves are not functional.
7. Provide the proper water pipe size.
8. Replace improper gas piping and fittings.
9. Dryer gas shutoff, connector or piping incorrect.
10. The soil and waste piping has no front sewer cleanout; no soil stack base cleanout.
11. Provide the proper pipe supports, connections, transitions, fitting and pipe usage for the soil and waste piping.
12. Vent the basement water closet, lavatory, sink and laundry tub and correct waste to Code.
13. Correct the waste and vent at the first floor lavatory and water closet.
14. Provide anti-siphon tub filler on second floor bathtub.
15. Provide a backflow assembly or device for the lawn hydrant(s).

HEATING

1. Recommend installing approved lever handle manual gas shutoff valve on furnace.
2. Recommend installing approved automatic gas valve for furnace.
3. Clean and Orsat furnace burner. Check all controls for proper operation. Submit report.
4. Check furnace heat exchanger for leaks, provide documentation.
5. Install chimney liner.
6. Replace furnace flue venting.
7. Tie furnace and water heater venting into chimney liner.
8. Provide adequate clearance from flue vent pipe on furnace/boiler to combustible materials or provide approved shielding according to Code.
9. Recommend adequate combustion air.
10. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
11. Provide proper pitch for gas appliance venting.
12. Repair and/or replace heating registers as necessary.
13. Provide heat in every habitable room and bathrooms.
14. Appropriate permits are required for this work.

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ZONING

1. This property was inspected as being a single family dwelling.

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. This property is in a designated Heritage Preservation District and all exterior work is subject to HPC guidelines and review before permits are issued. See attached explanation of design review process.
4. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.
5. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
6. 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