



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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July 03, 2006

MR RICHARD K EINAN
5432 LAKE AVENUE
SHOREVIEW MN 55126-1312

Re: 1062 Front Avenue
File#: 06 018012 VB2

Dear Property Owner:

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

BUILDING

1. Repair "lean-to" on garage to Code or remove (over-spanned rafters).
2. Replace basement stairs to Code.
3. Install Provide hand and guardrails on all stairways and steps as per attachment.
4. Install plinth blocks under posts in basement.
5. Tuck Point interior/exterior foundation.
6. Install floor covering in the bathroom and kitchen that is impervious to water.
7. Install twenty minute fire-rated doors, with a self-closing device, between common areas and individual units.
8. Install tempered glass in window on stair landing.
9. Install tempered glass in window over bathtub.
10. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
11. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
12. Provide storms and screens complete and in good repair for all door and window openings.
13. Repair walls and ceilings throughout, as necessary.
14. Provide hand and guardrails on all stairways and steps as per attachment.
15. Provide fire block construction as necessary.
16. Re-level structure as much as is practical.
17. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
18. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).

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19. Any framing members that 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 headered, etc.) are to be reconstructed as per code.
20. All charred members will have to be scraped or sandblasted completely clean and any water warped members replaced. All smoked or charred members are to be sealed and deodorized.
21. Provide general clean-up of premise.
22. Provide smoke detectors as per the Minnesota State Building Code.
23. Repair soffit, fascia trim, etc. as necessary.
24. Provide proper drainage around house to direct water away from foundation.
25. Install downspouts and a complete gutter system.
26. Replace house and garage roof covering and vent to Code.
27. Provide general rehabilitation of garage.

ELECTRICAL

1. Fill out service panel directory completely.
2. Remove all extension cord wiring.
3. Repair broken conduit and rewire open splices in the basement to Code.
4. Install a GFI protected outlet for kitchen countertop outlets.
5. Install GFI outlets at bathroom sinks to Code.
6. Remove bathroom fixtures that contain outlets and ground vanity fixtures.
7. Certify integrity of premise wiring in all fire damaged areas.
8. Rewire feeder and garage to Code.
9. Provide listed outlet boxes for all fixtures.
10. Insure proper fuses or breakers for all conductors.
11. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
12. Check all 3-wire outlets for proper polarity and ground.
13. Throughout building, install outlets and fixtures as per Bulletin 80-1.
14. Install smoke detectors as per Bulletin 80-1 and I.R.C.
15. Electrical work requires a Permit and inspections.

PLUMBING

1. All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
2. The water heater has no gas shutoff and gas piping is incorrect.
3. The water heater was not in service at the time of the inspection.

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4. The water meter has incorrect piping.
5. Provide the proper size water piping.
6. Install water valves to separate units.
7. The dryer gas shutoff, connector and piping are incorrect.
8. Test all gas piping to Code.
9. The soil and waste piping has no soil stack base cleanout.
10. Provide the proper connection and transitions for the soil and waste piping.
11. Manometer test all waste and vent above ground.
12. Correct the waste and vent and the kitchen sink.
13. Correct the waste and vent at the first floor shower and lavatory.
14. Provide a scald-guard faucet on first floor shower.
15. Correct the waste and water piping at the first floor water closet.
16. The range gas shutoff, connector and piping incorrect.
17. Correctly vent second floor bathtub and provide a scald guard faucet.
18. Repair range valve to connector at second floor kitchen.
19. Provide a backflow assembly or device for the lawn hydrant(s).

HEATING

1. Replace single wall vent connector with B-class material (both units).
2. Install chimney liner.
3. Replace furnace flue venting and provide proper pitch for gas appliance venting.
4. Tie furnace and water heater venting into chimney liner.
5. Recommend adequate combustion air.
6. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
7. Clean all supply and return ducts for warm air heating system.
8. Repair and/or replace heating registers as necessary.
9. Provide heat in every habitable room and bathrooms.
10. Repair and/or replace fin tube radiation and covers as needed.

ZONING

1. This property was inspected as being a legal non-conforming duplex.

NOTES

1. See attachment for permit requirements.

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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. **Provide plans and specifications for any portion of the building that is to be rebuilt.**
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