

CAL-TEX

Electric and Technology Services

17001 Fish Point Rd SE | Suite 104 | Prior Lake, MN 55372 | PH-952-447-1125 | FAX-952-447-2013

DATE: 2/15/2021

TO:

ATTENTION: Nate Erickson

ADDRESS: 1033 Galtier St, St Paul

PROJECT: Category 2 Vacant Building Electrical Corrections

Cal-Tex Electric, Inc. is pleased to estimate the following price for performing the Scope of Work as detailed below and in accordance with all applicable codes.

FOR THE SUM OF:

\$15,000.00

Fifteen-Thousand Dollars and No Cents

SCOPE OF WORK: Price includes all Labor, Materials and Equipment to complete the electrical work for the above referenced project.

The proposed amount includes the following:

- Permit and inspection fees
- Wiring to meet most recent codes
- See attached "Code Compliance Report"
 - Electrical section, items 1 through 16

The proposed amount excludes the following:

- Painting, patching, plumbing, HVAC, concrete work (unless specifically noted above), drywall or steel work
- HVAC control wiring or BMS Novar wiring
- Utility fees
- Generator for temp service

NOTES: Final price dependent on actual work completed. Work to be completed at time and material rates.

Cal-Tex Electric, Inc. would like to thank you for the opportunity to provide this Proposal.

Sincerely,
Gerry Velo
Cal-Tex Electric, Inc.
Electrical Contractors License EA04525

ACCEPTED BY:

COMPANY: _____
SIGNATURE: _____
PRINT NAME: _____
DATE: _____

ACCEPTANCE OF THIS PROPOSAL by signature of the proper officers or duly authorized agents of _____ authorizes Cal-Tex Electric, Inc. to proceed with the scope of work as defined above and constitutes full and final acceptance of the proposed amount. Approved signatory also agrees to the payment terms of net 30 days payment in-full from invoice date.

Standard Terms and Conditions: This proposal shall become an integral part of the Contract and will govern the Scope of Work. In the case of dispute resolution, Cal-Tex Electric, Inc. will agree to mediation then binding arbitration only, and each party will pay their own attorney's fees. We have figured ____ mobilizations, any additional mobilizations will be at \$1,500 per trip. All change orders will be directed to Cal-Tex Electric, Inc., in writing. The Project schedule will be mutually agreed upon prior to starting any work. If this contract is cancelled for convenience after 60 days of the parties execution of same, Cal-Tex Electric, Inc. retains the right to claim for damages associated with materials and equipment procurement, loss of revenue and the reallocation of labor resources. Cal-Tex Electric, Inc. does not recognize nor accept pay-when-paid terms. Cal-Tex Electric, Inc., is not a professionally licensed design firm and as such assumes no liability for design defects or code compliance which may be an integral part of the design. Cal-Tex Electric, Inc. assumes no liability for damage or disruption to underground utilities that are on private property and are not located and marked by the Property Owner/Contractor or Customer. In the case of damage or disruption to underground utilities Cal-Tex Electric, Inc. will do everything possible to repair any damaged underground utilities, cost for those repairs will be an extra to this proposal. Cal-Tex Electric, Inc. reserves the right to negotiate the terms and conditions of any subsequent Subcontract issued to Cal-Tex Electric, Inc. which may not include all of the language, conditions and terms of this Proposal in its entirety. In the case of a disagreement between the terms and conditions of this proposal and any ensuing Subcontract, this proposal shall take precedent.

This Proposal is good for 30 days only.





Code Compliance Report

January 06, 2021

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

Nationstar Mortgage / Mr Cooper
2400 HERODIAN WAY SUITE 275
SMYMA GA 30080

Re: 1033 Galtier St
File#: 15 158287 VB3

Dear Property Owner:

The following is the Code Compliance report you requested on November 12, 2020.

Please be advised that this report is accurate and correct as of the date January 06, 2021. 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 January 06, 2021. 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. A Legislative Code exemption (Chapter 33.03(f)) allows a Category 2 Vacant Building to be sold "as is" providing the buyer, prior to closing, completes an approval process. For further information, call Reid Soley at 651-266-9120.

ZONING

1. This property is in a(n) RT1 zoning district.
2. The property was inspected as a Duplex.

BUILDING Inspector: Nathan Bruhn

Phone: 651-266-9033

1. Provide adequate access, ventilation and clearance in crawl space area. MNRC Ch 1309 Sect. 408
2. Weather seal exterior doors, threshold and weather- stripping. SPLC 34.09 (3f)
3. Install floor covering in bathroom and kitchen that is impervious to water. SPLC 34.10 (4)
4. Repair walls, ceiling and floors throughout, as necessary. SPLC 34.34 (6)

5. 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)
6. Air- seal and insulate attic/access door. MN Energy Code Ch 1322.1102.4
7. 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
8. Install water- proof enclosure in shower area. MNRC Ch 1309 Sect. 307
9. Replace or repair landing and stairway per code. SPLC 34.09 (2)
10. Repair siding, soffit, fascia, trim, etc. as necessary. SPLC 34.09 (1)
11. Install downspouts and a complete gutter system. SPLC 34.33 (1d)
12. Maintain one hour fire separation between dwelling units and between units and common areas. MNRC Ch 1309 Sect. 317
13. Install rain leaders to direct drainage away from foundation. SPLC 34.33 (1d)
14. Repair chimney in an approved manner. SPLC 34.09 (1)
15. Provide general rehabilitation of garage. SPLC 34.32 (3)
16. Install address numbers visible from street and on the alley side of garage. SPLC 70.01
17. Openings in stair risers must be less than 4 inches. MNRC Ch. 1309 Sect. 311/312
18. Replace overhead garage doors.
19. Replace broken deck boards.
20. Replace basement stairs.
21. 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
22. Strap or support top of stair stringers for structural stability. MNRC Ch 1309 Sect 311.1
23. Repair or Replace any deteriorated window sash, broken glass, sash holders, re- putty, etc as necessary. SPLC 34.09 (3)
24. Provide complete storms and screens, in good repair for all door and window openings. SPLC 34.09 (3e)
25. Provide functional hardware at all doors and windows. SPLC 34.09 (3f)
26. 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)
27. Repair or replace damaged doors and frames as necessary, including storm doors. SPLC 34.09 (3f)
28. 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: Gary Koehnen

Phone: 651- 266- 9039

1. Illegally upgraded service panel. Wire and ground to current NEC.
2. 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

3. Properly support/wire exterior luminaire (light fixture) at entry door. Articles 110.3 (B), 314.20, NEC
4. Remove and/or rewire all illegal, improper or hazardous wiring to current NEC.
5. 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
6. Replace electrical service panel due to excessive corrosion. Article 110.12 (B), NEC
7. Replace conduit/fittings due to excessive corrosion. Article 110.12 (B), NEC
8. Ensure/rewire all electrical associated with NM cables dated after _____ to current NEC. An electrical permit was never purchased for that wiring. SPLC 33.03 (d). Including garage also.
9. No power at time of inspection. Test all electrical outlets and ensure all luminaires (light fixtures) are working properly when power is restored.
10. 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
11. Properly strap and support cables and/or conduits. Chapter 3, NEC. To include exterior and garage. Low voltage also
12. Remove all cord wiring used as a substitute for fixed wiring. Article 400.8, NEC
13. 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
14. 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
15. Install box extensions on devices mounted in wood paneling. Article 314.20, NEC
16. All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Paul Zellmer

Phone: 651-266-9048

1. Basement - Gas Piping - (MFGC 411) Install an approved shut off; connector and gas piping for the dryer.
2. Basement - Gas Piping - (MFGC 614.1- 614.7) Vent clothes dryer to code.
3. Basement - Gas Piping - (MMC 103) Remove all disconnected gas lines and unapproved valves.
4. Basement - Plumbing - General - (MN Rules Chapter 1300.0120) Obtain permits and provide tests/inspections for any plumbing performed without permits.
5. Basement - Plumbing - General - (MPC .0101 Subp. 6) Remove all unused

- waste, vent, water and gas piping to the main and cap or plug to code.
6. Basement - Soil and Waste Piping - (MPC .0100 M) Replace all corroded cast iron, steel waste or vent piping.
 7. Basement - Water Heater - (MFGC 409) Install the gas shut off and the gas piping to code.
 8. Basement - Water Heater - (MFGC 503) Install the water heater gas venting to code.
 9. Basement - Water Heater - (MPC .0100 Q)The water heater must be fired and in service.
 10. Basement - Water Meter - (MPC 609.11 & SPRW Sec. 904.04 (a))Raise the water meter to a minimum of 12 inches above the floor.
 11. Basement - Water Meter - (MPC 609.11) Support the water meter to code.
 12. Basement - Water Meter - (MPC 609.11 & SPRWS Sec.88.14) The water meter must be installed and in service.
 13. Basement - Water Meter - (MPC 606.2) The service valves must be functional and installed to code.
 14. Basement - Water Piping - (MPC 313) Add the appropriate water pipe hangers.
 15. Basement - Water Piping - (MPC 301.1 (3))Repair or replace all the corroded, broken, or leaking water piping.
 16. Basement - Water Piping - (MPC 604) Replace all improper water piping and piping with improper usage.
 17. Bathroom - Plumbing - General - (MPC 402.2) Provide a water tight joint between the fixture and the wall or floor.
 18. Exterior - Lawn Hydrants - (MPC 603.5.7) The lawn hydrant(s) require a backflow preventer.
 19. First Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
 20. Second Floor - Toilet Facilities - (MPC 301.1) Repair/replace the fixture that is missing, broken or has parts missing.
 21. Second Floor - Toilet Facilities - (MPC 402.6) Install a proper flanged fixture connection on a firm base.
 22. Second Floor - Tub and Shower - (MPC 408.3) Install scald and thermal shock protection, ASSE Standard 1016.
 23. All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4714, Minnesota Rules Chapter 326, 4716, 1300, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and Saint Paul Regional Water Services Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul by a plumber licensed in the State of Minnesota who also possess a City of Saint Paul Competency Card and after obtaining an approved City of Saint Paul Plumbing Permit.

Heating Inspector: Erik Witt

Phone: 651- 266- 9045

1. Install approved level handle manual gas shutoff valve on furnace/boiler and remove unapproved valve.

2. Install approved lever handle manual building shutoff gas valve in an accessible location ahead of the first branch tee.
3. Clean and Orsat test furnace/boiler 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.
4. Install approved metal chimney liner.
5. Connect furnace/boiler and water heater venting into chimney liner.
6. Vent clothes dryer to code.
7. Provide adequate combustion air and support duct to code.
8. Provide support for gas lines to code.
9. Plug, cap and/or remove all disconnected gas lines, non-conforming gas lines and unapproved valves.
10. Provide all supply and return ducts for warm air heating system must be clean before final approval for occupancy. Documentation is required from a licensed duct-cleaning contractor that the duct system has been cleaned.
11. Repair and/or replace heating registers as necessary.
12. Provide heat in every habitable room and bathrooms.
13. Mechanical permits are required for the above work.

Notes:

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.

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.)

Re: 1033 Galtier St
January 06, 2021
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If you have any questions regarding this inspection report, please contact Nathan Bruhn between 7:30 - 9:00 AM at 651- 266- 9033 or leave a voice mail message.

Sincerely,

Nathan Bruhn
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651- 266- 9033
Email: nathan.bruhn@ci.stpaul.mn.us

Attachments