



CITY OF SAINT PAUL  
*Randy C. Kelly, Mayor*

COMMERCE BUILDING  
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June 27, 2005

ERNEST B TROWER  
2075 SCUDDER ST  
ST PAUL MN 55108-1822

**Re : 2075 Scudder St**  
**File # : 04 128950 VB2**

Dear Property Owner:

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

### **BUILDING**

1. Install landing and steps on side entry.
2. Install guardrails and handrails to code in basement
3. Install tempered glass in both stairway windows
4. Install 20 minute fire rated door between house and garage.
5. Install handrail to code on front steps.
6. Repair garage door.
7. Repair roof as needed and have it inspected.
8. Repair walls and ceilings throughout, as necessary.
9. Tuck Point interior/exterior foundation.
10. Repair soffit, fascia trim, etc. as necessary.
11. Provide hand and guard rails on all stairways and steps as per attachment.
12. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
13. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
14. Provide storms and screens complete and in good repair for all door and window openings.
15. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
16. Provide general clean-up of premise.
17. Provide smoke detectors as per the Minnesota State Building Code.
18. Provide general rehabilitation of front porch and steps.

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## **ELECTRICAL**

1. Provide ground rod and insure bonded to water and water meter jumper.
2. Provide GFCI receptacle in bathroom and ground light.
3. Check all 3-wire outlets for proper polarity and ground.
4. Throughout building, install outlets and fixtures as per Bulletin 80-1.
5. Outside provide side door entry light.
6. Install smoke detectors as per Bulletin 80-1 and UBC.
7. Insure all circuits have proper over-current protection.
8. Remove or replace open-lamp lights in closet.

## **PLUMBING**

1. Water heater gas venting and water piping are incorrect. It also is not fired or in service.
2. Water meter has incorrect piping.
3. Repair or replace all corroded, broken or leaking water piping.
4. Water pipe sizing is incorrect.
5. Dryer gas connector is incorrect.
6. Soil and waste piping has no soil stack base clean-out.
7. Remove threads at faucet in laundry tub.
8. Kitchen sink is incorrectly vented.
9. Range gas connector is incorrect.
10. Bathtub is incorrectly vented.
11. Outside lawn hydrant requires back-flow assembly or device.
12. Plumbing vents have no flashing.

## **HEATING**

1. Recommend installing approved lever handle manual gas shutoff valve on furnace.
2. Clean and Orsat furnace burner. Check all controls for proper operation. Submit report.
3. Check furnace heat exchanger for leaks, provide documentation.
4. Tie furnace and water heater venting into chimney liner.

## **ZONING**

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

**NOTES**

See attachment for permit requirements and appeals procedure.

1. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.
2. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
3. 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:ld

Attachments