

1660 Cumberland St - Timeline

10-5-2013 – Received RF for front door. Performed RF inspection. Door was damaged. Noted several other deficiencies so scheduled Cofo inspection for 10-22-2012. Transferred RF to Cofo.

10-22-2012 – Initial Cofo inspection. Met maintenance person, Bob, and the caretaker at the property for the inspection. **114 deficiencies.**

12-4-2012 – Received RF for no electric in unit 206. Performed RF inspection. Condemned unit 206. Transferred to Cofo. **2 deficiencies.**

12-10-2012 - Performed re-inspection. Condemned unit 101 due to over-occupancy and allowed 1 week to resolve or vacate. Explained to tenant and maintenance person. Maintenance person advised that some family members will be moving to unit 206. I advised that unit 206 is condemned due to electric issue which will need to be resolved prior to occupancy. **62 deficiencies abated, 8 new deficiencies, 62 deficiencies remaining.**

12-17-2012 - Performed re-inspection of condemned unit 101 and 206. The excess tenants residing in unit 101 have moved to unit 206. Electric has been restored to unit 206. **25 deficiencies abated, 18 new deficiencies, 55 deficiencies remain.**

1-22-2013 – Received voicemail from Joseph with Guardian Property Management asking for an extension. I left a message back indicating that Property Owner, Peggy Chun, has indicated that she wants to be the Responsible Party and I have not received request from her regarding a reschedule. Spoke with Property Owner, Peggy Chun, to advise the phone call that I had received from Joseph. Peggy stated again that she wants to be the Responsible Party so I advised that I will be performing the re-inspection as scheduled for today. Peggy indicated that she never informed the tenants of the inspection. When I asked why, she indicated that Joseph indicated that he would be working it out with me. I explained that I only make appointments/reschedules with the Responsible Party and I will be re-inspecting as scheduled. I received another voicemail from Joseph indicating that the contract with Peggy has not yet been finalised so nobody from his company would be at the re-inspection. I met resident caretaker, Alex, for the re-inspection. None of the tenants were notified, but the tenants that were home allowed me access. Additional damage was noted in some units. There appears to be roof damage because the ceiling in the bedroom of unit 301 is damaged. Tenant showed me pictures that were taken of the damage. Slide-bolt locks were installed on the sliding patio doors for locking mechanism. I am accepting the slide-bolt lock as a locking mechanism only and based upon the patio door not being used as an emergency escape opening. Missing smoke detector in unit 101 and a few others that were chirping. All 3 garage doors have been damaged. Took photos of the items that still remain (camera ran out of batteries). **24 deficiencies abated, 8 new deficiencies, 39 deficiencies remain.**

1-30-2013 - Met caretaker, Alex, for the re-inspection of the smoke detectors. All detectors are working. **3 deficiencies abated, 36 deficiencies remain.**

2-11-2013 – Received e-mail correspondence from Peggy Chun requesting to reschedule the inspection. I left voicemail and e-mail message for Peggy advising that I am denying the request to reschedule and asked her to call me.

2-12-2013 – Property Owner, Peggy Chun, never contacted me by phone to discuss the situation on the building so went to the property for the scheduled re-inspection. Nobody showed. Tried to make contact with Peggy from the property, left message. Received an e-mail from Peggy when I returned from the field today addressed to me, supervisor Shaff, and Guardian Property Management. Shortly thereafter Joseph Kummer (Guardian Property Management) sent an e-mail addressed to me and supervisor Shaff in reply to Peggy's e-mail indicating that he met with Peggy at the property to sign a maintenance contract, but she never signed a contract to hire his company. I made phone contact with Joseph Kummer and confirmed that he nor Guardian Property Management has been hired to complete the repairs. Sent final correction notice to Peggy Chun. Attached photos taken from 1-22-2013 re-inspection. **16 deficiencies abated, 17 new deficiencies, 37 deficiencies remain.**

2-27-2013 - Met contractor, Jose Verdeja, and caretaker, Alex, for the re-inspection. There were additional items found during the inspection. Unit 101 had smoke detector/carbon monoxide detector removed again. Devices were found in the closet and new batteries installed; however, the smoke detector bracket was damaged and carbon monoxide detector damaged. Tenant in unit 101 is Nicole Pitts. I explained a criminal citation will be issued to her if the smoke/carbon monoxide detectors are removed/damaged again. I explained to Alex and Jose that a re-inspection will need to be made tomorrow to verify there are working devices installed. Received Smoke Detector Affidavit, RH-1 reports, and annual fire alarm report faxed from Peggy Chun. Peggy Chun also indicated that I have her permission to contact Jose Verdeja 612-990-2134 to coordinate any further inspections. Received plan of action from Jose Verdeja indicating that all work except roof and window frames will be completed by 3-7-2013 The RH-1 report was completed by Tim's Quality Plumbing who is not a licensed contractor to perform this test. **16 abated, 4 new deficiencies, 25 deficiencies remain**

2-28-2013 - Met caretaker, Alex, at the property for the smoke/carbon monoxide detector re-inspection in unit 101. The smoke/carbon monoxide detector has been re-installed and is operable. Alex also wanted me to look at the patio door handle in unit 304 that has been repaired. **2 deficiencies abated, 23 deficiencies remain.**

3-7-2013 - Met contractor, Jose Verdeja, for the re-inspection. Units 203 and 304 have electrical switches that are inoperable. Received phone call from Darrell with Tim's Quality Plumbing who gave me his license number in order to perform RH-1 testing. FD was on scene placing keys in the keybox. Remaining items have been granted an extension until May 1, 2013. **16 deficiencies abated, 1 new deficiency, 8 deficiencies remain.**

3-8-2013 - Spoke with mechanical dept about the license number that Darrell from Tim's Quality Plumbing gave. Tim's Quality Plumbing is only licensed to do plumbing work in St Paul, not mechanical work. A mechanical license is required to perform RH-1 testing. Explained to Darrell (Tim's Quality Plumbing) and Jose (contractor).

3-21-2013 - Performed re-inspection. The electrical switches are working correctly now. There is still furniture lying around the dumpsters. I have not received any revised/updated RH-1 reports on the boilers (Tim's Quality Plumbing is not licensed to do this work). Left message for Property Owner, Peggy Chun, to contact me regarding these items. Caretaker, Alex, advised that the furniture would be removed from around the dumpsters by next Monday. **2 deficiencies abated, 6 deficiencies remain**

3-25-2013 - Performed re-inspection of the dumpster area. All furniture has been removed. Still have not received a return phone call from Property Owner, Peggy Chun, regarding the RH-1 reports. Left another message for Peggy to call me. **1 deficiency abated, 5 deficiencies remain.**

3-28-2013 - Still have not received RH-1 reports and have not received phone call from Property Owner, Peggy Chun. Reviewed with supervisor Neis who advised to grant until May 1, 2013 to obtain the RH-1 report as well. Left message for Peggy Chun to this effect.

5-2-2013 - Met contractor, Jose Verdeja, at the property for the re-inspection. Window frames and roof has been repaired/replaced according to Jose. I advised that there is an open building permit that will need to be finalled by building inspector, Virgil Thomas. I have received an e-mail from Peggy Chun with the revised RH-1 report. There are numerous items (ambient lockout bad, inoperable zone valves, inoperable pumps, dirty burners) that need to be repaired/replaced. The stack temps for each boiler is 606 and 570 degrees respectively. This is not acceptable. The furnaces were not operable, but my thermometer wasn't working so temp readings could not be verified. Tried calling Peggy Chun to discuss, but had to leave message. According to Mike with MK Mechanical the stack temps could be reduced by cleaning the burners. **1 deficiency abated, 1 new deficiency, 5 deficiencies remain.**

5-3-2013 - Install new battery in thermometer and went back to property to verify temp readings. Main floor is 62 degrees, 2nd and 3rd floor was at least 68 degrees.

5-10-2013 - Met contractor, Jose Verdeja, for the re-inspection. The A/C unit in unit 206 has been switched out with another A/C unit from a different apartment. It is not blowing cold air. The patio door has been repaired in unit 206. Jose will be calling building inspector next week to inspect the roof and window frames. The boilers were still not operable. There is no permit in the system for the repairs. The temp readings were as follows: 1st floor (67.8 degrees), 2nd floor (70.5 degrees), 3rd floor (71.4 degrees). According to contractor, Jose, Peggy is dealing with the boiler and A/C units. I left a message for Property Owner, Peggy Chun, to call by 4:00pm today. **1 deficiency abated, 4 deficiencies remain.**

5-13-2013 - I have not received a return phone call from Peggy. Reviewed with supervisor Neis who advised revoke the CofO with 14 day vacate date. Will post copy of revocation and letter at the building.

5-29-2013 - Made contact with Mike with MK Mechanical. RH-1 test has been done, most repairs are completed (will be completed by end of the week). Performed re-inspection. The building permit has been finalled by building inspector, Virgil Thomas. The A/C unit in unit 206 has been repaired, is now blowing cold air, and has been sealed around the opening. The boiler fired up upon activation by the caretaker. The RH-1 report dated 5-24-2013 shows the stack temps in acceptable ranges, but the oxygen levels are at 11% and 11.3% and the carbon dioxide levels are at 5.6% and 5.4% respectively for the boiler system. Reviewed with supervisor Shaff who advised to issue Property Owner a citation for occupying a building without a CofO. I advised I would contact Mike with MK Mechanical to discuss why the readings are now out of the acceptable range when only the stack temps were unacceptable on the report dated 5-1-2013. **3 deficiencies abated, 1 deficiency remains.**

6-5-2013 - Received RF for bathroom ceiling falling down, range not working, leaking plumbing. Performed Rf inspection. Met caretaker, Alex, at the front door who provided me access to the building. I explained I was there to investigate the RF, but didn't have a unit number. Alex advised it was unit 204. Tenant of unit 204 was home and allowed access. There is an approximate 3 foot section of ceiling that has fallen down due to a leak in the plumbing waste line. Tenant advised that the ceiling collapsed about 4 months ago and caretaker, Alex, was notified. Alex advised that he immediately notified PO, Peggy Chun, of the situation and thought it was resolved. Leaking water from a waste line is an immediate health concern so I am condemning the unit with 6-10-2013 re-inspection/vacate date. There are several other items that need to be repaired as well. Will be transferring the RF to the CofO folder. Vacated date of June 10, 2013 for unit 204 and scheduled re-inspection of all units for June 13, 2013. **10 new deficiencies, 11 deficiencies remain.**

6-7-2013 – Tenant of unit 204 filed appeal of condemnation. Legislative Hearing Officer granted an extension until June 14, 2013 to come into compliance or vacate unit 204.

6-13-2013 - Performed re-inspection of each unit. There were several deficiencies that were found. There are units with smoke detectors that are damaged/inoperable. Units 101 and 301 were condemned due to over occupancy. Tenant of unit 101 is over occupying both bedrooms for sleeping purpose. Tenant of unit 301 indicated there are 6 unrelated adults occupying the unit. Unit 206 was not accessible. Unit 204 has not been completed. Posted revocation placard on the building with vacate date on June 30, 2013. Re-inspection scheduled for tomorrow (June 14, 2013) for unit 204 condemnation appeal, the unit that was not accessible, and the inoperable smoke detectors. **1 deficiency abated, 100 new deficiencies, 110 deficiencies remain.**

6-14-2013 - Performed condemnation re-inspection of unit 204, re-inspection of missing/inoperable smoke/CO detectors, and inspection of unit 206. Nobody met me for the scheduled re-inspection. Front door of building is not secured so was able to gain access. Unit 102 was not accessible (nobody home), no smoke detector in unit 301 living room, no smoke/CO detector in unit 304 living room. The bathroom soffit in unit 206 appears to have had repair work done. The tenant indicated that there has been water leaking on and off from the soffit area as well. Concerned that the plumbing is leaking above this ceiling as well. **6 deficiencies abated, 5 new deficiencies, 109 deficiencies remain.**