



June 8, 2023

SUE NICHOLS
1596 MIDDLETON AVE
ST PAUL MN 55102-4216

RE: VACANT BUILDING DEFICIENCIES
1752 SCHEFFER AVE
Ref. # 100933

Dear Property Representative:

An inspection was made on June 8, 2023 of your vacant building at the above-captioned address. You are hereby notified that the following list must be corrected immediately.

Failure to comply may result in additional reinspection fees and a criminal citation.

DEFICIENCY LIST

1. Basement-Stairwell-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - Replace the missing access cover for the exposed plumbing.
2. Basement-Water heater & Boiler-MSFC 603.5.3.1 Gas or fuel-oil heaters. A minimum of 18 inches (457 mm) shall be maintained between gas or fuel-oil heat-producing appliances and combustible materials.
3. Basement--MSBC [F] 907.2.11.1 Group R-1. Single- or multiple-station smoke alarms shall be installed in all of the following locations in Group R-1:
 1. In sleeping areas.
 2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
 3. In each story within the sleeping unit, including basements. For sleeping units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that

the lower level is less than one full story below the upper level.-Maintain a detector in the basement.

4. Basement--MSFC 605.6 - Provide all openings in junction boxes to be sealed. - Secure the electrical box that is a transfer box of wiring that is open.
5. Basement--MSFC 605.5 - Discontinue use of extension cords used in lieu of permanent wiring.
6. Basement--SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - Repair the area where the lath boards are visible.
7. Bathroom--SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
8. Bathroom--SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
9. Bedroom-North-SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. - Repair or replace the windows.
10. Bedroom-North-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - Repair any damage from the roof leak including wooden baseboard.
11. Bedroom-North-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner. - Repair the ceiling due to the leaking roof.
12. Bedroom-Northeast side-MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.
13. Bedroom-Northeast side-SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition. - Repair and or replace the bedroom window.
14. Bedroom-Northeast side-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
15. Bedroom-Northeast side-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
16. Bedroom-Southeast Side-SPLC 34.09 (4), 34.33 (3) - Repair and maintain the window in good condition.-Repair or replace the bedroom window.

17. Bedroom-Southeast Side-MSFC 1030.2 - Remove the materials that cause an exit obstruction. Maintain a clear and unobstructed exit path.
18. Bedroom-Southeast side-MSFC 605.6 - Provide electrical cover plates to all outlets, switches and junction boxes where missing. - Replace the missing outlet covers.
19. Bedroom-Southeast side-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner. - Repair the walls and any water damage to the baseboard.
20. Bedroom-Southeast side-SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner
21. Bedroom-North-MSFC 603.6 - Have the chimneys, fireplaces, and vents inspected for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if indicated by the inspection.
22. Exterior--SPLC 34.09 (1)(2)(a), 34.33 (1)(b) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. - Area on rear of house has unprotected wood.
23. Exterior--SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse. - Construction debris and materials are being stored throughout yard and parking area.
24. Exterior--SPLC 34.09 (3), 34.33(2) - Repair or replace the unsafe stairways, porch, decks or railings in an approved manner. Every outside stair, porch and deck shall be constructed safely and shall be capable of supporting imposed loads as determined in the building code and shall be kept in a professional state of maintenance and repair with proper anchorage. This work may require a permit(s). Call DSI at (651) 266-8989. - Front steps have been demolished.
25. Exterior--SPLC 34.09 (4), 34.33 (3)- Repair and maintain the window in good condition. All windows shall be maintained in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. - Rear windows are missing and covered with wood.
26. Front--SPLC 34.12 (2), SPLC 34.36 (1) - Repair and maintain all required and supplied equipment in an operative and safe condition to properly and safely perform their intended function in accordance with the provisions of the applicable code. - Repair and or replace the front concrete steps.

27. Front Screen Door--SPLC 34.09 (4), 34.32 (3) - Repair and maintain the door latch. - Repair the latch so it closes.
28. Garage-Driveway-SPLC 34.33 (3) - Repair and maintain the door in good condition. - Repair or replace the drive up door entering the garage.
29. Garage-Service door-SPLC 34.33 (3) - Repair and maintain the door in good condition. - Replace the service door.
30. Hallway--SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
31. Hallway--SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
32. Hallway--SPLC 34.10 (7), 34.17 (5) - Repair or replace and maintain the woodwork in an approved manner. - Repair the wooden built in cabinetry in the hallway.
33. House & Garage-Various locations-SPLC 34.09 (1)(2), 34.33 (1) - Provide and maintain all exterior walls free from holes and deterioration. All wood exterior unprotected surfaces must be painted or protected from the elements and maintained in a professional manner free from chipped or peeling paint. - The exterior bricks are missing mortar These area need to be filled.
34. Kitchen--SPLC 34.10 (7), 34.17 (5) - Repair and maintain the walls in an approved manner.
35. Kitchen--SPLC 34.10 (7), 34.17 (5) - Repair and maintain the ceiling in an approved manner.
36. Kitchen--SPLC 34.10 (7) - Repair and maintain the cabinets in an approved manner.-
37. Roof--SPLC 34.09 (2), 34.33 (1) - Provide and maintained the roof weather tight and free from defects. - Repair or replace the roof. To correct this deficiency it shall require a permit.
38. Yard--SPLC 34.08 (6) - Remove the accumulation of exterior storage that creates a nuisance or harbors rodents. - Remove the old tires.
39. SPLC 39.02(c) - Complete and sign the smoke detector affidavit and return it to this office.
40. SPLC 34.08 (1), 34.32 (1) - Sanitation. All exterior property areas shall be maintained in a clean, safe and sanitary condition, free from any accumulation of garbage, mixed municipal solid waste, animal feces or refuse.

For an explanation or information on some of the violations contained in this report, please visit our web page at: <http://www.ci.stpaul.mn.us/index.aspx?NID=211>

If you have any questions, email me at Kirsten.Jacobse@ci.stpaul.mn.us or call me at 651-266-8948 between 7:30 a.m - 9:00 a.m. Please help to make Saint Paul a safer place in which to live and work.

Sincerely,

Kirsten Jacobse
Fire Safety Inspector
Ref. # 100933

