



DATE: 02/20/2009

TO: Douglas B Wilson  
3754 Huntington Ave S  
St Louis Park MN 55416

RE: 3754 Huntington Ave S  
SL178025  
Inspection Date: 02/20/2009

### Inspections Department Property Maintenance Inspection Report

A property maintenance inspection was conducted on your property. St. Louis Park City Code requires an inspection to verify that buildings and grounds are in compliance with the minimum standards of the Property Maintenance Code before the sale or transfer of property. A Property Maintenance Certificate must be presented to the buyer at closing.

The inspection revealed some code violations which need to be corrected and re-inspected before a Property Maintenance Certificate can be issued. Please correct the following items:

- - TEMP= 11; SKY= clear; PRECIP=no ; SNOW COVER=yes ; LEGAL SLEEPING ROOMS= B:0 ; 1ST:0; 2ND:4 ; OTHER:N/A ; YEAR BUILT=1942 ; BATHS= B:0 ; 1ST:1/2; 2ND:1 ; FURNACE/BOILER YEAR=

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- CARBON MONOXIDE DETECTOR= As of August 1, 2008 CO detectors will be required within 10 feet of all sleeping rooms.

Compliance is the responsibility of the seller. All items must be completed and re-inspected within 90 days before a Property Maintenance Certificate can be issued. If the potential buyer of the property agrees to assume items not in compliance, a Temporary Property Maintenance Certificate and Escrow Agreement may be issued allowing the sale or transfer of ownership to occur. This is a contractual agreement specifying escrow amount, responsibilities and completion date. Further information on this option is available from Inspections staff.

Please contact the Inspections Department at 952-924-2588 to schedule your reinspection or if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Dustin Quam", is written over a horizontal line.

Dustin Quam  
Environmental Housing Inspector