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To: [Joanna Zimny](#); [Mai Vang](#)
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Subject: 378 Sims Ave
Date: Thursday, May 30, 2024 3:18:44 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Joanna / Mai,

Today I walked through with Armando, Callie and True to get a more specific list of remaining items. The interior units are complete except for several minor items. Remaining items to abate the nuisance conditions are as follows:

Interior Units:

- Door closers

Attic/upper unit:

- Repair window in bedroom, guard rail, insulate roof cavities, caulk top of shower and ledge outside of window, tempered glass in broken window on stairway

Basement:

- Patch floor, tuck point foundation walls, guard rail, new door in landing

Exterior:

- Missing window screens
- Storm windows on any window that is not double pane
- Patch stucco front right corner
- Flat roof (rear – includes eyebrow): replace roofing with compliant materials, repair soffit/fascia/siding where missing/damaged.
- Bent chain link fence - repair
- Flat roof (front): replace roofing, repair water damaged soffit/fascia
- Gutters with rain leaders

Crawl space under lower unit kitchen:

- Insulate R-20 min with 10 mil vapor barrier, slats to hold insulation in place, cover access and add small louvre with insect screen

Garage:

- Replace charred roof deck on corner by fire, replace shingles, repair/replace soffit and fascia, repair/replace garage door and opener, remove abandoned burned overhead wires from alley to house (Excel or other qualified service provider), removed or replaced Flat roof (rear): rubber and eyebrow above replace shingle or rubber, repair soffit/fascia, one pc siding.

Plumbing:

- No permit required – no corrections

Mechanical:

- Short list of corrections, contact Aaron Havlicek to see if permit is required: 651-266-9043

Electrical:

- Short list of corrections, this work may already be done, need permit and inspection

Best Regards,



Clint Zane
Code Compliance Officer
Building Inspector

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375 Jackson Street, Suite 300
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P: 651-266-9029

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