

To whom it may concern:

Thank you all for being here. For today's hearing, I would hope to give some updates, give a statement and hope address several questions and concerns that we have.

I would like to submit a couple of additional attachments related to our case today to provide more information about our concerns.

1. The history of the kitchen

First of all, We hope to clarify with the city, based to the city documents or notes, whether or not the basement kitchen was indeed found removed from the premise during the inspection in 2011 before the certificate of compliance was issued.

As presented in the attachment 1, the house was listed for sale with a second Kitchen in the lower level in 2002. In 2010, the city inspected the building and deemed it category 2. According to the inspection report we recently acquired from the city inspection office (see Attachment A), The second kitchen was noticed and was required to be removed from the basement as shown on page two of the report. After the new owner, John Dahlberg, presumably acquired and renovated the house, in February 2011 the city issued a certificate of code compliance with conditions. In 2015, Mr. Dahlberg listed the house for sale, and as you can see on page 6 of the original listing document, there was clear mentioning of the second kitchen still in existence in the basement.

In Attachment B page 6,with several photos of the basement kitchen, it states: "Lower level Web bar / kitchen. Complete with range, dishwasher and Fridge for entertaining or extended family!"

When we purchased the house in August 2015, we have completed extended research about the history of the building, and noticed that the certificate of code compliance was issued in 2011 without mentioning of the kitchen, and nothing about the legality of the basement kitchen was mentioned in the "Truth in sale of housing disclosure report."(attachment C)

The purpose of the second hearing back in April was to have the city clarify the inspection records from 2010 and figure out whether or not the second kitchen in the

basement was removed before the certificate of Code Compliance was issued in 2011. However for some reason, this issue was not resolved during the last hearing.

As the new owner of the building, we're going through a lot of distress both emotionally and financially regarding to the legality of the second kitchen. If we are to remove the kitchen as the correction notice stated, it would be important for us to understand clearly whether or not we were deceived during the home purchase process by the previous owner, whether they intentionally hid the information of the re-installment of the illegal kitchen, or whether there is an oversight from the city during the inspection in 2010 before the certificate of Code Compliance was issued.

If the original owner was at fault, we might consider pursuing their legal responsibility after the hearing. A written statement from the original Inspector or the inspection notes with a checklist from the 2011 inspection will be very helpful. Meanwhile, without such document, it would be difficult to clarify what happened back in 2011, it is natural for us to question what actually occurred, and whether the city has treated us fairly and equally with the same standard to the previous owner.

2. Attempts to communicate and work with the city:

After the hearing in April, we have made many proactive attempts to communicate with the city office regarding to the needed modification to the lower level of our home. For the record, following are our attempts:

4/21/16

We visited the city inspection office applied for the warm air permit or the dryer vent connection.

We called zoning inspector Yaya Diatta and left a message. His voice mail suggested that he is out of the office and will return on 4/23/16.

4/23/16

We called zoning inspector Yaya Diatta as well as officer Lisa Martin and left messages inquiring about the discussed follow-up inspection. And we asked again for the Furnace inspection form mentioned in the correction notice.

4/24/16

We scheduled the warm air inspection on 5/2 @ 11:30 am.

4/27/16

We called zoning inspector Yaya Diatta and the Answering machine no longer accepts voice mail.

4/28/16

We hear from Officer Lisa Martin and she updated us that she is coordinating with inspector Diatta regarding to the schedule. There was no mentioning about the Furnace inspection form mentioned in the correction notice.

5/2/16

Warm Air inspection completed and passed.

3. Further questions

As law-abiding citizens and residents of St. Paul, we understand the importance of the city's zoning codes and the value of the service the city provides through safety and inspection. My wife and I, as the current owners of the house, are willing to comply and cooperate with the city to correct any zoning issues.

Meanwhile, considering the amount of financial, emotional, and time commitments and loss related to this experience, we want to fully explore any possibility to minimize the future distress to our finances and emotions in the correction process.

We want to consult the city zoning office and see whether or not it is possible for us to get a variance to convert the building to a legal duplex. If so, what are the steps we need to take?

If that is not an option, we hope to work with the city and figure out how we can convert the basement kitchen into a legal wet bar.


We're doing everything we can as responsible members of the community, and we hope that the city will work with us as much as we are with the city.

Sincerely!

Lejing Wang



Gretchen Vanderlinden-Wang



5/2/2016



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
St Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web:

www.stpaul.gov/ds

i

February 22, 2011

John Dahlberg
885 California Ave W
Saint Paul MN 55117-3458

To Whom It May Concern:

The building or portion of building identified below has been inspected and is in compliance with applicable code requirements for the occupancy classification and use listed below.

Certificate of Code Compliance with Conditions

Property Address	885 CALIFORNIA AVE W	
Property Owner	John Dahlberg	
Owner's Address	885 California Ave W Saint Paul MN 55117-3458	
Use of Building	Single Family Residential	Vacant Building Category: Category 2
If occupancy is restricted, in the box to the right, describe the portion of the building approved for occupancy or any conditions limiting use of the building:	Note: This Certificate of Code Compliance letter has conditions: Repair garage siding and finish garage grading by May 31, 2011.	

Sincerely,

James T. Bloom
Building Official

Enclosure

JTB/ml



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web:

www.stpaul.gov/ds

i

July 13, 2010

ANGELA DELROSARIO
885 CALIFORNIA AVE W
ST PAUL MN 55117-3458

Re: 885 California Ave W
File#: 10 011274 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on July 06, 2010.

Please be advised that this report is accurate and correct as of the date July 13, 2010. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from July 13, 2010. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Dry out basement and eliminate source of moisture.
- Remove mold, mildew and moldy or water damaged materials.
- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Repair or Replace any deteriorated window sash, broken glass, sash holders, re-putty, etc as necessary.
- Provide complete storms and screens, in good repair for all door and window openings.
- Provide functional hardware at all doors and windows
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative

Code, Chapter 34 for additional information) if lead base paint is present.

- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Co Conservation Code and the MN Dept. of Labor and Industry.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.

Re: 885 California Ave W

File#: 10 011274 VB2

Page: 2

BUILDING

Inspector: Jim Seeger

Phone: 651-266-9046

- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system.
- Install rain leaders to direct drainage away from foundation.
- Provide general rehabilitation of garage.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Remove dirt from against garage siding and provide grading to code.
- Replace all rotted or decayed siding.
- Remove kitchen from basement.
- Install fire rating under stairs to code.
- A building permit is required to correct the above deficiencies.

ELECTRICAL

Inspector: Mike Popovich

Phone: 651-266-9035

- Verify that circuit breaker amperage matches wire size
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates
- Check all outlets for proper polarity and verify ground on 3-prong outlets
- Remove any 3-wire ungrounded outlets and replace with 2-wire or ground 3-wire to code
- Remove and or/ re-wire all illegal, improper or hazardous wiring in garage
- Replace all painted-over receptacles.
- Throughout building, install outlets and light fixtures as specified in Bulletin 80-1.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the 2008 NEC.

- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING Inspector: Tom Schweitzer Phone: 651-266-9055

- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Gas Piping: Provide combustion air for gas dryer
- Basement - Sink Expose C.O. for island vent
- Basement - Toilet: Caulk to floor
- Basement - Water Heater: Provide combustion air for water heater

Re: 885 California Ave W

File#: 10 011274 VB2

Page: 3

PLUMBING Inspector: Tom Schweitzer Phone: 651-266-9055

- Basement - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- Basement - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- Basement - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)
- Basement - Tub and Shower - Provide access (MPC 0900)
- Basement - Tub and Shower - provide stopper (MPC 1240)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- First Floor - Gas Piping: Provide combustion air for gas dryer
- First Floor - Toilet: Caulk to floor
- First Floor - Gas Piping - dryer gas shutoff; connector or piping incorrect (IFGC 402.1)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Gas Piping - run dryer vent to code (IFGC 613.1 - IMC 604.1)
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)
- First Floor - Tub and Shower - Provide access (MPC 0900)
- First Floor - Tub and Shower - provide stopper (MPC 1240)
- Obtain plumbing permits prior to commencement of work.

HEATING Inspector: Paul Lauer Phone: 651-266-9041

- Clean and Orsat test boiler burner. Check all controls for proper operation. Provide documentation from a licensed contractor that the heating unit is safe.
- Vent clothes dryer to code.

- Repair combustion air duct to code.

ZONING

1. This property is in a(n) R3 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.
- The building is approved for 1 dwelling units but contains 2 dwelling units. Obtain approval for additional units or remove the excess dwelling units. If the additional units are approved, maintain the required fire-separation between dwelling units and between units and common area.

Re: 885 California Ave W

File#: 10 011274 VB2

Page: 4

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

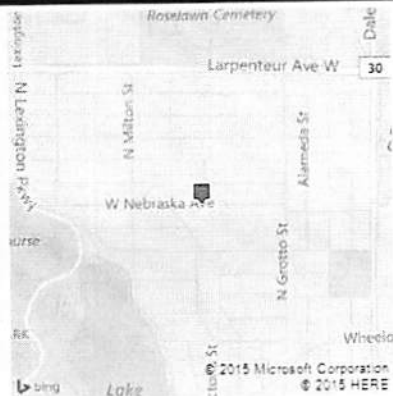
You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-8989 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
JLS:ml

885 California , Saint Paul, MN 55117



Status: **Sold**
 List Price: **\$239,700**
 Sold Price: **\$235,500**
 Original List Price: **\$259,800**

Map Page: 107 Map Coord: E1
 Directions: **Larpenteur to Victoria Street. South 1 Block, East on California**

Neighborhood: **Como**
 Style: **(SF) Split Entry (Bi-Level)**
 Const Status: **Previously Owned**
 Foundation Size: **1,150**
 Above Ground Finished SqFt: **1,150**
 Below Ground Finished SqFt: **1,150**
 Total Finished SqFt: **2300**

Year Built: **1984**
 Bedrooms: **5**
 Total Baths: **2**
 Garage: **2**
 Acres: **0.14**
 Lot Size: **71X87**
 Fire #:

TAX INFORMATION

Property ID: **232923210184**
 Property ID #2:
 Property ID #3:
 Tax Year: **2015**
 Tax Amt: **\$2,754**
 Assess Bal: **\$0**
 Tax w/assess: **\$2,754**
 Assess Pend: **No**
 Homestead: **Yes**

List Date: **6/12/15** Received By MLS: **6/12/15** DOM: **59** PDOM: **34** CDOM: **59**

Off Market Date: **08/10/2015** Selling Agent: **Neal L. Lagos**
 Projected Close Date: **8/24/15** Co-Selling Agent:
 Date Closed: **8/24/15** Selling Office: **Coldwell Banker Burnet**

General Property Information

Legal Description: **Lengthly Legal to Govern**
 County: **Ramsey**
 School District: **625 - St. Paul, 651-767-8100**
 Complex/Dev/Sub: **Como** Common Wall: **No**
 Restrictions/Covts:
 Lot Description: **Tree Coverage - Light, City Bus (w/in 6 blks)**
 Assoc Mgmt Comp: Assoc Mgmt Co Phone #:
 Road Frontage: **City**
 Zoning: **Residential-Single** Accessibility: **None**

Remarks

Agent Remarks: **Absolutely stunning 5 BR 2 BA 2300+ FSF Como Gem! Completely rehabbed w/custom kitchen, Baths, & all new siding & windows. Huge walkout MIL apt in LL w/full kit & BA. CD TERMS AVAIL W/10% DOWN. All permits pulled & finalized by city!**

Public Remarks: **Absolutely stunning 5 BR 2 BA 2300+ FSF Como Gem! Completely rehabbed w/custom kitchen, Baths, & all new siding & windows. Huge walkout MIL apt in LL w/full kit & BA. CD TERMS AVAIL W/10% DOWN. All permits pulled & finalized by city!**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:
Living Rm	Main	12X12	Fifth (5th) Bedroom	Lower	11X9	Hot Water
Dining Rm	Main	12X9				Fuel: Natural Gas
Family Rm	Lower	21X12				Air Cnd: Window
Kitchen	Main	12X10				Water: City Water/Connected
Bedroom 1	Main	13X11				Sewer: City Sewer/Connected
Bedroom 2	Main	11X9				Garage Stalls: 2
Bedroom 3	Main	11X10				Garage Stall #:
Bedroom 4	Lower	13X11				Other Parking: 2
			Bathrooms:	Total: 2	Full: 2	Pool: None
				3/4: 0	1/2: 0	1/4: 0

885 California , Saint Paul, MN 55117

Bath Description: **Main Floor Full Bath, Full Basement**
 Dining Room Desc: **Informal Dining Room**
 Family Room Char: **Main Level, Lower Level**
 Fireplaces: **0** Fireplace Characteristics:
 Appliances: **Range, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer**
 Basement: **Walkout**
 Exterior: **Vinyl**
 Fencing: **None**
 Roof: **Asphalt Shingles, Age Over 8 Years**
 Amenities-Unit: **Deck, Patio, Natural Woodwork, Vaulted Ceiling(s), Ceiling Fan(s), Exercise Room**
 Parking Char: **Detached Garage**
 Special Search: **3 BR on One Level**
 Second Unit: **Existing In-Law w/Kitchen**

Financial**Cooperating Broker Compensation**

Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **0 %** Facilitator Comp: **0 %**
 Variable Rate: **Y** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**
 Sale Loan Amount: **\$223,725**
 Seller Contribution: **\$7,065**

Financial Remarks: **Agent To Verify All Information & Measurements Please!**

In Foreclosure?: **No**

Lender Owned?: **No**

Potential Short Sale?: **No**

Owner is an Agent?: **No**

Sellers Terms: **FHA, DVA, Conventional, Cash**

Existing Fin: **FHA**

Listing Agent: **Diane L. Schray 651-808-1373**

Listing Office: **Real Estate Masters, Ltd.**

Appt Phone: **651-808-1373**

Office Phone: **651-484-4818**

This Report Prepared By: **Neal L. Lagos 651-245-9915**

885 California , Saint Paul, MN 55117**Listing History**

<u>MLS#</u>	<u>Field</u>	<u>Date Stamp</u>	<u>Old Value</u>	<u>New Value</u>	<u>Property Type</u>
2095131	Status	11/22/2002	incom	act	Single Family
2095131	Status	02/04/2003	act	pend	Single Family
2095131	Status	03/04/2003	pend	closd	Single Family
3938361	Status	06/16/2010	INCOM	ACT	Single Family
3938361	ListPrice	06/16/2010		124900.00	Single Family
3938361	Status	06/22/2010	ACT	CANCL	Single Family
3962195	Status	08/19/2010	INCOM	ACT	Single Family
3962195	ListPrice	08/19/2010		89900.00	Single Family
3962195	Status	08/20/2010	ACT	CANCL	Single Family
3967380	Status	09/03/2010	INCOM	ACT	Single Family
3967380	ListPrice	09/03/2010		89900.00	Single Family
3967380	Status	09/27/2010	ACT	PEND	Single Family
3967380	Status	10/28/2010	PEND	CLOSD	Single Family
4611151	Status	06/12/2015	INCOM	ACT	Single Family
4611151	ListPrice	06/12/2015		259800.00	Single Family
4611151	ListPrice	06/17/2015	259800.00	249800.00	Single Family
4611151	ListPrice	06/26/2015	249800.00	239800.00	Single Family
4611151	ListPrice	07/07/2015	239800.00	239700.00	Single Family
4611151	Contingency	08/04/2015	C-NONE	C-INSPE	Single Family
4611151	Status	08/10/2015	ACT	PEND	Single Family
4611151	Contingency	08/10/2015	C-INSPE	C-NONE	Single Family
4611151	Status	08/24/2015	PEND	CLOSD	Single Family

885 California , Saint Paul, MN 55117



Huge oversized two car garage. New landscaping leading to private separate walkout entrance to lower level. Great prospect for Mother-In-Law or Nanny Suite.



Open concept upper floor. Large living room with vaulted ceilings leading to custom kitchen!



Kitchen is all new and a chefs dream!!! Tons of counter space and storage!! Easy care porcelain flooring in kitchen and dining area.

885 California , Saint Paul, MN 55117



© RMLSMN

Custom kitchen cabinets with 42" uppers!!!



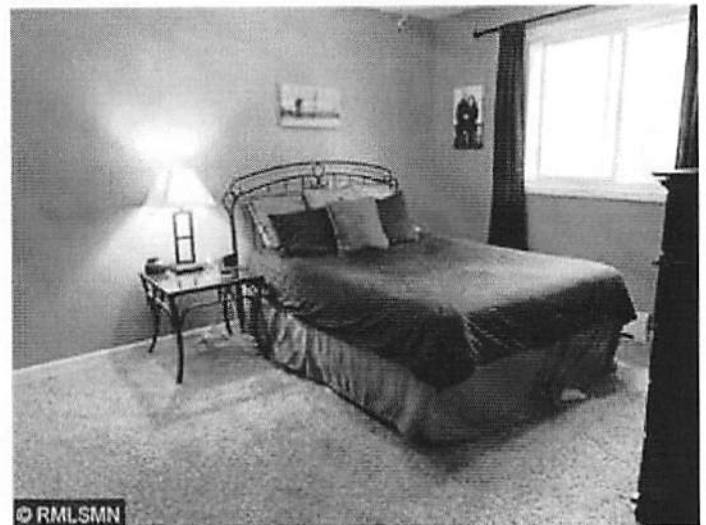
© RMLSMN

New Stainless Steel Appliances and carefree porcelain tile floors.



© RMLSMN

Informal dining room just off kitchen and leading to deck. Great for grilling!



© RMLSMN

Generous sized master bedroom with two huge his and her closets with organizers in both!



© RMLSMN

Second upper bedroom. Close to the master and bath for little ones.



© RMLSMN

Fully renovated upper bath with custom tile & stone work. Granite vanity w/ vessel sink.

885 California , Saint Paul, MN 55117



© RMLSMN

Lower level bath. New tile flooring and glass block window.



© RMLSMN

Lower level Wet bar/kitchen. Complete with range, dishwasher and Fridge for entertaining or extended family! Both upper and lower have hookups for stackable washer and dryer.



© RMLSMN

Completely open concept lower level. Beautiful white enameled cabinets, new countertops, and glossy subway tile backsplash!



© RMLSMN

Lower level family room. TONS of light flood this room!!!!

885 California , Saint Paul, MN 55117



© RMLSMN

Did I mention BRAND NEW carpet throughout the lower level???



© RMLSMN

Lower level bedroom is same size as upper master. Floorplan is identical up and down.



© RMLSMN

Lower level bath with tile floors and shower. New glass block window.



© RMLSMN

Nice private backyard deck with firepit for roasting marshmallows. Great space for entertaining or grilling!

885 California , Saint Paul, MN 55117

County Tax Report

Owner Information

Owner Name:	Wang Lejing	Address Zip Code:	55117
Address:	885 California Ave W	Address ZIP + 4:	3458
Address City + State:	Saint Paul, MN		

Location Information

Municipality:	Saint Paul	School District Nm:	St Paul
Subdivision:	Como	School District:	625
Section:	23		
Township:	29		
Range:	23		

Tax Information

PID:	23-29-23-21-0184	Block #:	3
Special Assessment:	\$54	Lot #:	3
Legal Description:	W 71 FT OF E 166 FT OF PART LY ING N OF A LINE PAR WITH AND 3 14.55 FT S FROM THE CL OF LARP ENTEUR AVE OF LOT 3 BLK 3		

Assessment & Tax

Assessment Year	2014	Payable Tax Year:	2015
Taxable Mkt. Val - Total:	\$168,000	Total Tax:	\$2,868
Taxable Mkt. Val - Land:	\$50,900		
Taxable Mkt. Val - Bldg:	\$117,100		
Estimated Mkt. Val - Tot:	\$188,300		

Characteristics

Lot Acres:	0.14	Lot Front:	71	Land Use - County:	Single Family Dwelling Platted
Lot Sq Ft:	6,098	Lot Depth:	87	Land Use - CoreLogic:	SFR
Sq Ft:	1,944				

Last Market Sale & Sales History

Recording Date:	03/28/2003	Sale Date:	02/27/2003	Seller Name:	
Deed Type:	Warranty Deed Jc	Sale Price:	\$199,900	Sale Type:	



City of Saint Paul
Department of Safety Inspections
375 Jackson Street, Suite 220
Truth-in-Sale of Housing Program

File#: 15- 129103

Date of Evaluation: Jun 11, 2015
Address: 885 CALIFORNIA AVE W
Owner: John Dahlberg/ Patrick Smith
Client Name: John Dahlberg
Client Contact: dahlbergj@hotmail.com
Evaluator Name: Brice Staeheli American Central In
Evaluator Phone: Work: 651- 238- 1314
Evaluator Email: brice.staeheli@gmail.com

Truth-in-Sale of Housing Disclosure Report

This Report:

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used to determine if there is compliance with the requirements for a hard-wired smoke detectors.
2. is based on the current Truth-in-Sale of Housing Evaluator Guidelines and is based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
3. is not warranted, by the City of Saint Paul nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
4. covers only the items listed on the form and only those items visible at the time of the evaluation. The Evaluator is not required to operate the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
5. is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone 651- 266- 8989.

IMPORTANT NOTIFICATIONS AND WARNINGS

For questions on these items, call the City's information and Complaint Line at 651- 266- 8989.

Description/ Comment:

This property was evaluated as Single Family Dwelling

This property is NOT within a designated historical preservation district, nor is it a specifically designated historical property.

SD Present: Y SD Properly Located: Y SD HardWred: Y

SD Comment: No data entered.

This property has No Moratorium Warning.

This property has no sewer warning, or confirmed problem, known to the Sewer Utility. To obtain more information regarding your private sewer pipe, please call the City of Saint Paul's Sewer Utility Service Desk at 651- 266- 6234 and/ or have your private sewer pipe televised.

This property has the following open permits:

B- 11 008132 - The following "Trade" Permits - Inspected

This property IS NOT a Registered Vacant Building.

Property address: 885 California Ave W

Rating Key: M Meets minimum B Below minimum C See comment H Hazardous Y Yes N No NV Not Visible NA Not applicable

<u>Item #</u>	<u>Comments</u> Specify location(s), where necessary
BASEMENT/CELLAR	
1. Stairs and Handrails.....	M
2. Basement/cellar floor.....	M
3. Foundation.....	C
4. Evidence of dampness or staining.....	Y.
5. First floor, floor system.....	C
6. Beams and columns.....	M

Items marked as "M" are based on what is readily visible at time of Inspection. Home furnishings, belongings and possessions limits view,
3,5 C - Covered by finish materials.
4 C - Evidence of past dampness and/or staining. Freshly painted walls,

ELECTRICAL SERVICES(S) # of Services..... 1

7. Service size:
Amps : 30__60__100__X__150__other____
Volts : 115__115/220__X__

BASEMENT or METER LOCATION(S) ONLY:

8. Electrical service installation /grounding. M
9. Electrical wiring, outlets and fixtures... M

PLUMBING SYSTEM

10. Floor drain(s) (basement)..... M
11. Waste and vent piping (all floors)..... M
12. Water piping (all floors)..... B
13. Gas piping (all floors)..... M
14. Water heater(s) installation..... M
15. Water heater(s) venting..... M
16. Plumbing fixtures (basement)..... M

12 B - Missing backflow preventers on exterior faucets (sillcocks).

HEATING SYSTEM(S) # of..... 1

17. Heating plant(s): Fuel: GAS Type: Hot Water
a. Installation and visible condition M
b. Viewed in operation (required during heating season)N
c. Combustion venting..... M

The Evaluator is not required to operate the heating plant(s) except during the heating season, between October 15 and April 15.

18. /Additional heating unit(s) Fuel: GAS Type:
a. Installation and visible condition
b. Viewed in operation.....
c. Combustion venting.....

19. ADDITIONAL COMMENTS (1 THROUGH 18)...M

EVALUATOR: American Central Inspections, Brice Staeheli DATE: 06-11-15

Property address: 885 California Ave W

Rating Key: M Meets minimum B Below minimum C See comment H Hazardous Y Yes N No NV Not Visible NA Not applicable
 Where there are multiple rooms under same category, the evaluator must specify the room to which the comment is related

	Item #	Comments
KITCHEN		
20. Walls and ceiling.....	M	Items marked as "M" are based on what is readily visible at time of Inspection, Home furnishings, belongings and possessions limits view.
21. Floor condition and ceiling height.....	M	
22. Evidence of dampness or staining.....	N	
23. Electrical outlets and fixtures.....	M	
24. Plumbing systems.....	M	
25. Water flow.....	M	
26. Window size and openable area.....	M	
27. Window and door condition.....	M	
LIVING AND DINING ROOM(S)		
28. Walls and ceiling.....	M	
29. Floor condition and ceiling height.....	M	
30. Evidence of dampness or staining.....	N	
31. Electrical outlets and fixtures.....	M	
32. Window size and openable area.....	M	
33. Window and door condition.....	M	
HALLWAYS, STAIRS AND ENTRIES		
34. Walls, ceilings and floors.....	M	
35. Evidence of dampness or staining.....	N	
36. Stairs and handrails to upper floors.....	M	
37. Electrical outlets and fixtures.....	M	
38. Window and door condition.....	M	
39. Smoke detector(s).....	Y	
Properly located.....	Y	
Hard-wired (HWSD)	*Y	
*if N or H in a <u>single family home</u> then SPFire Dept required HWSD installation		
BATHROOMS(S)		
40. Walls and ceiling.....	M	
41. Floor condition.....	M	
42. Evidence of dampness or staining.....	N	
43. Electrical outlets and fixtures.....	M	
44. Plumbing fixtures.....	M	
45. Water Flow.....	M	
46. Window size /openable area or mechanical exhaust	M	
47. Condition of windows/mechanical exhaust/doors ...	M	
SLEEPING ROOM(S)		
48. Walls and ceiling.....	M	
49. Floor condition, area, and ceiling height..	M	
50. Evidence of dampness or staining.....	N	
51. Electrical outlets and fixtures.....	M	
52. Window size and openable area.....	M	
53. Window and door condition.....	M	
ENCLOSED PORCHES AND OTHER ROOMS		
54. Walls and floor condition.....	M	
55. Evidence of dampness or staining.....	N	
56. Electrical outlets and fixtures.....	M	
57. Window and door condition.....	M	
ATTIC SPACE (Visible Areas)		
58. Roof boards and rafters.....	C	58-61 C - Sealed scuttle, did not evaluate.
59. Evidence of dampness or staining.....	C	
60. Electrical wiring/outlets/fixtures.....	C	
61. Ventilation.....	C	
62. ADDITIONAL COMMENTS (20 through 61)	M	
CO Detector information reported here		

Property Address: 885 California Ave W

Rating Key: M Meets minimum B Below minimum C See comment H Hazardous Y Yes N No NV Not Visible NA Not applicable

EXTERIOR (Visible Areas)		Item #	Comments
63. Foundation.....	M		
64. Basement/cellar windows.....	M		
65. Drainage (grade).....	B	65 B -	Areas lack drainage/pitch away from home
66. Exterior walls.....	M		
67. Doors (frames/storms/screens).....	M		
68. Windows (frames/storms/screens).....	M		
69. Open porches, stairways and decks.....	B	69 B -	Uneven rise and run, Improper guardrail, Improper handrail,
70. Cornice and trim.....	M		
71. Roof covering and flashing.....	B	71, 75 B -	Tree in contact with roofing.
72. Gutters and downspouts.....	B	72 B -	Debris in gutters,
73. Chimneys.....	M		
74. Outlets, fixtures and service entrance.....	M		

GARAGE (S) / ACCESSORY STRUCTURE (S)

75. Roof structure and covering.....	B	76 B -	Siding lacks clearance to grade,
76. Wall structure and covering.....	B	77 B -	Cracks in slab,
77. Slab condition.....	B		
78. Garage doors.....	M		
79. Garage opener- (see important notice #6) .	Y		
80. Electric wiring, outlets and fixtures.....	M		
81. Additional Comments(63 through 80)			
FIREPLACE/WOODSTOVES # OF		0	

- 82. Dampers installed in fireplaces.....
- 83. Installation.....
- 84. Condition.....

SUPPLEMENTAL INFORMATION - No determinations made whether item meet minimum standards (Y/N, N/A, NV, only)

	Y/N	Type	Inches/ depth
INSULATION			
85. Attic insulation.....	NV		
86. Foundation insulation.....	N		
87. Kneewall Insulation.....	NV		
88. Rim Joist Insulation.....	N		

I hereby certify that I prepared this report in compliance with the Saint Paul Evaluator Guidelines and all other applicable policies and procedures of the Truth -In-sale of Housing Board. I have utilized reasonable and ordinary care and diligence and that I have noted all conditions found that do not conform to the minimum standards of maintenance.

Evaluator Signature
Printed name Brice Stachell

651-293-0100
Phone Number

06-11-15
Date

Page 4 of 4
Rev 3/2009

IMPORTANT NOTICES

1. All single family residence in St. Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, 651-266-9090. (St. Paul Legislative Code Chapter 58.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
3. A house built before 1978 may have lead paint on/in it. If children ingest lead paint, they can be poisoned. For more information call Saint Paul Ramsey County Public Health, (651) 266-1199.
4. Neither the City of St. Paul nor the Evaluator are not responsible for the determination of the presence of airborne particles such as asbestos, noxious gases, such as radon or other conditions of air quality that may be present, nor the conditions which may cause the above.
5. If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
6. An automatic garage door should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.