

39. Smoke detector Information:

Smoke detector(s) Y  
Properly located Y  
\*Hard-Wired \*Y

\*if N or H see note on p. 3, item 39

**Disclosure Report**  
**St. Paul Truth-In-Sale of Housing**  
(Carefully read this entire report)

Office Use, ONLY:

Date Received \_\_\_\_\_

Payment Ref: \_\_\_\_\_

**THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.**

**Notice:** A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

**Address of Evaluated Dwelling:** 752 Carroll Ave. 55104  
Addresses without the correct street type and/or direction may be returned and may incur a late fee.

**Owner's Name:** Rodney Mulholland

**Owner's Address:** PO Box 25128, St. Paul, MN 55129

**Current Usage of this dwelling:**  Single Family  Townhouse  Condo\*  
 Duplex  Other \_\_\_\_\_  
Usage may not be legal. See below.

\*For condominium units, this evaluation includes only those items located within the residential units and does not include the common use area, or other residential areas of the structure.

Comments:

**PROPERTY LOCATION AND POSSIBLE USE RESTRICTION INFORMATION**

*If a box is not checked then the information does not apply to this dwelling. This information is not guaranteed by the evaluator nor by the City of St. Paul.*

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul this property:

\*  **IS A Registered Vacant Building.** The conditions applicable to a sale are different by Category:  
Even if this box is not now marked this dwelling may become a vacant building before the 1 year expiration date of this report.

Cat 1: New owners must re-register the building and pay all outstanding fees and obtain permission for occupancy.

**Written permission from the City of Saint Paul is required before a Cat 2 or Cat 3 VB can be sold.**

Cat 2: Requirements include: 1. register/re-register the building, 2. Pay outstanding fees, 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City.

Cat 3: All above requirements **AND** obtain a Certificate of Occupancy or Certificate of Code Compliance before sale.

\* **NOTICE:** A VB status and/or category can change at any time. You must contact the City's Vacant Buildings division at 651-266-1900 to be sure you are fully informed of all the conditions and requirements that may affect the sale of this property.

**IS** located within a St. Paul **Heritage Preservation District** or is individually designated as a Saint Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation call the City's information line at **651-266-8989**.

**HAS Open permits.** Go to the DSI website (see below), click on **"Look Up Property Information"** to view information. Completion and/or occupancy restrictions or requirements may apply. Call **651-266-9090** for permit information.

**IS a Verified Legal Duplex.** If this dwelling is in use as a duplex and this box is not checked, contact **DSI Zoning** at **651-266-9008** for the most recent information. Research into a property's history may incur a fee.

You may obtain a printout of all this information by visiting the DSI website, then enter the property address as directed: **www.stpaul.gov > Government > Department of Safety & Inspections, then click on "Look Up Property Information"**

**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 by the Fire Department to determine if there is compliance with the requirements for 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 St. 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 No. 651-266-1900.**

EVALUATOR: Patrick Leahy PHONE: 651-699-6515 DATE: 05/19/2010 Rev 3/2009

Address 752 CARROLL AVE. 55104 Date 05/19/2010 page 1 of 4

Property Address: 752 Carroll Ave. 55104

Rating Key: M=Meets minimum B=Below minimum C=See Comment H=Hazardous Y=Yes N=No NV=Not Visible/Viewed NA=Not Applicable

Item #                      Comments  
Specify location(s), where necessary

**BASEMENT/CELLAR**

- 1. Stairs and handrails ..... B
- 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 ..... C

- 1. B Low headroom (less than 6' 8")
- 3. C Finished walls limit view of foundation.
- 4. Dampness on floor in basement.
- 5-6. C Finished ceiling and walls limit view.

**ELECTRICAL SERVICE(S) # of Services .** 2

- 7. Service size:  
Amps: 30 \_\_\_ 60 \_\_\_ 100 X 150 \_\_\_ Other \_\_\_  
Volts: 115 \_\_\_ 115/220 X

- 9. B Surface wiring of electrical romex to joists.
- 9. C Electrical power shut off to 1st floor of house, limited evaluation of electrical components.
- 9. H Missing coverplates on light switches and outlets in basement. Light fixture hanging by electrical wires in basement.

**BASEMENT ONLY:**

- 8. Electrical service installation/grounding ..... M
- 9. Electrical wiring, outlets and fixtures ..... B,H,C

- 10. B Debris in floor drain.
- 10. H Clean out plug removed from drain, using clean out as drainage.
- 12. B Exterior water spigot missing backflow preventer.
- 13. H Abandoned gas pipe in basement not properly capped.

**PLUMBING SYSTEM**

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

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

- 17. Heating plant(s): Type: Air Fuel: Gas
  - a. Installation and visible condition ..... M
  - b. Viewed in operation (required in heating season) ... N
  - c. Combustion venting ..... M

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

- 18. Additional heating unit(s) Type: \_\_\_\_\_ Fuel: Electric
  - a. Installation and visible condition ..... M
  - b. Viewed in operation ..... N
  - c. Combustion venting ..... NA

19. **ADDITIONAL COMMENTS (1 through 18)** B

- 19. B Window crank not closing properly in basement room.

EVALUATOR: Patrick Leahy DATE: 05/19/2010

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

**Item #                      Comments**

**KITCHEN**

20. Walls and ceiling .....	<u>B</u>
21. Floor condition and ceiling height .....	<u>M</u>
22. Evidence of dampness or staining .....	<u>N</u>
23. Electrical outlets and fixtures .....	<u>M</u>
24. Plumbing fixtures .....	<u>M</u>
25. Water flow .....	<u>M</u>
26. Window size/openable area/mechanical exhaust .....	<u>M</u>
27. Condition of doors/windows/mech. exhaust ...	<u>M</u>

20. B Nail/screw pops in ceiling 2nd floor kitchen.

**LIVING AND DINING ROOM(S)**

28. Walls and ceiling .....	<u>M</u>
29. Floor condition and ceiling height .....	<u>M</u>
30. Evidence of dampness or staining .....	<u>N</u>
31. Electrical outlets and fixtures .....	<u>H</u>
32. Window size and openable area .....	<u>M</u>
33. Window and door condition .....	<u>M</u>

31. H Missing coverplate on light switch in living room 1st floor.

**HALLWAYS, STAIRS AND ENTRIES**

34. Walls, ceilings, floors .....	<u>M</u>
35. Evidence of dampness or staining .....	<u>N</u>
36. Stairs and handrails to upper floors .....	<u>B</u>
37. Electrical outlets and fixtures .....	<u>M</u>
38. Window and door condition .....	<u>B</u>
39. Smoke detector(s) .....	<u>Y</u>
Properly located .....	<u>Y</u>
* Hard-wired (HWSD) .....	<u>Y</u>

36. B Low headroom on stairs.  
38. B Non-fire rated door from lower unit to back hallway.

\*if N or H in a single family home then SPFire Dept requires HWSD installation

**BATHROOM(S)**

40. Walls and ceiling .....	<u>M</u>
41. Floor condition and ceiling height .....	<u>M</u>
42. Evidence of dampness or staining .....	<u>N</u>
43. Electrical outlets and fixtures .....	<u>H</u>
44. Plumbing fixtures .....	<u>B</u>
45. Water flow .....	<u>M</u>
46. Window size/openable area/mechanical exhaust .....	<u>M</u>
47. Condition of windows/doors/mech. exhaust ..	<u>B</u>

43. H Missing coverplate on electrical outlet in basement bath.  
44. B Sink pulling away from wall 1st floor. Loose toilet bowl 2nd floor.  
47. B Exhaust fan missing cover 1st floor bath.

**SLEEPING ROOM(S)**

48. Walls and ceiling .....	<u>M</u>
49. Floor condition, area, and ceiling height ....	<u>M</u>
50. Evidence of dampness or staining .....	<u>N</u>
51. Electrical outlets and fixtures .....	<u>M</u>
52. Window size and openable area .....	<u>M</u>
53. Window and door condition .....	<u>M</u>

**ENCLOSED PORCHES AND OTHER ROOMS**

54. Walls, ceiling, and floor, condition .....	<u>M</u>
55. Evidence of dampness or staining .....	<u>N</u>
56. Electrical outlets and fixtures .....	<u>M</u>
57. Window and door condition .....	<u>M</u>

**ATTIC SPACE (Visible Areas)**

58. Roof boards and rafters .....	<u>C</u>
59. Evidence of dampness or staining .....	<u>NA</u>
60. Electrical wiring/outlets/fixtures .....	<u>NA</u>
61. Ventilation .....	<u>NA</u>

58. C Attic space not visible, finished rooms.

62. **ADDITIONAL COMMENTS (20 through 61)** H  
CO Detector information reported here

62. H Missing carbon monoxide detector in basement for bedroom.

**Item #      Comments**

**EXTERIOR (Visible Areas)**

63. Foundation	.....	<u>M</u>
64. Basement/cellar windows	.....	<u>B</u>
65. Drainage (grade)	.....	<u>M</u>
66. Exterior walls	.....	<u>M</u>
67. Doors (frames/storms/screens)	.....	<u>M</u>
68. Windows (frames/storms/screens)	.....	<u>B</u>
69. Open porches, stairways and decks	.....	<u>M</u>
70. Cornice and trim	.....	<u>M</u>
71. Roof structure and covering	.....	<u>C</u>
72. Gutters and downspouts	.....	<u>M</u>
73. Chimneys	.....	<u>NA</u>
74. Outlets, fixtures and service entrance	.....	<u>M</u>

64. B Deteriorated wood on east basement window.  
 68. B Unfinished trim on upper east window.  
 71. C Can not view upper dormer roof.

**GARAGE(S)/ACCESSORY STRUCTURE(S)**

75. Roof structure and covering	.....	<u>M</u>
76. Wall structure and covering	.....	<u>B</u>
77. Slab condition	.....	<u>B</u>
78. Garage door(s)	.....	<u>M</u>
79. Garage opener(s) - (see important notice #6)	..	<u>N</u>
80. Electrical wiring, outlets and fixtures	.....	<u>M</u>
81. <b>ADDITIONAL COMMENTS (62 through 80)</b>		<u>B</u>

76. B Garage siding lacks proper clearance to soil. Moisture stains on interior garage walls.  
 77. B Slab cracked in areas.  
 81. B Tree branches in contact with garage.

**FIREPLACE/WOODSTOVES # of** 0

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

**SUPPLEMENTAL INFORMATION** No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

<b>INSULATION</b>	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>NV</u>	_____	_____
86. Foundation Insulation	<u>NV</u>	_____	_____
87. Kneewall Insulation	<u>NA</u>	_____	_____
88. Rim Joist Insulation	<u>NV</u>	_____	_____

**89. ADDITIONAL COMMENTS (81 through 88)** \_\_\_\_\_

I hereby certify I prepared this report in compliance with the St. 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 I have noted all conditions found that do not conform to the minimum standards of maintenance.

\_\_\_\_\_  
 Evaluator Signature      651-699-6515      05/19/2010      Page 4 of 4  
 Phone Number      Date      Rev 3/2009

Printed Name: Patrick Leahy

**IMPORTANT NOTICES**

1. Any 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 Utility, (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 Ramsey County Public Health, 651-266-1199.
4. Neither the City of St. Paul nor the Evaluator is 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 immediately repaired or replaced.