

Item #

Comment

Specify location(s), where necessary

BASEMENT/CELLAR

- 1. Stairs and Handrails B
- 2. Basement/cellar floor B
- 3. Foundation C
- 4. Evidence of dampness or staining Y
- 5. First floor, floor system B
- 6. Beams and columns M

ELECTRICAL SERVICE(S) # of Services 1

- 7. Service size:
Amps: 30 _____ 60 _____ 100 X 150 _____ Other _____
Volts: 115 _____ 115/230 X

BASEMENT or METER LOCATION(S) ONLY:

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

PLUMBING SYSTEM

- 10. Floor drain(s) (basement) H
- 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 B
- 15. Water heater(s), venting C
- 16. Plumbing fixtures (basement) H

HEATING SYSTEM(S) # of 1

- 17. Heating plant(s): Type: Forced air ___ Fuel: ___ Gas _____
 - a. Installation and visible condition B
 - b. Viewed in operation (required in heating season) C
 - c. Combustion venting C

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

- 18. Additional heading unit(s) Type: N/A _____ Fuel: NA _____
 - a. Installation and visible condition NA
 - b. Viewed in operation NA
 - c. Combustion venting NA

19. ADDITIONAL COMMENTS (1 through 18) _____

- 1. B- Low headroom Treads less than 9" in length. B- Open stairs lacks complete railing and guardrail system with Intermediate rails less than 4 " apart
- 2. B- Lack vapor barrier in crawl space
- 3. C- Crawl space portions not visible
- 4. Y- Stains on foundation walls. Seepage, water on floor. Pit near front wall full of water
- 5. B- Lacks proper framing around stairway/hatch opening
Staining below bathroom. C-Crawl space portions not visible
- 8. H- Electric service grounding loop at water meter to house side disconnected.
B- Circuits not fully indexed
- 9. H-Open electrical box at floor joist
H- Exposed threads at light fixture above laundry
- 10. H- Floor drain clean out plug missing, drain must be functional with plug installed
- 11. B- Unapproved rubber type coupling near main stack
- 12. B- Exterior water faucet lack backflow prevention
B- Flex water supply connectors unapproved through floor
- 14. B- Flexible connectors are unapproved for water piping for water heaters
C- Water heater off, not viewed operating
- 16. H- Taped repair at Laundry tub drain piping.
B- Laundry tub clogged
- 17 a. B- Filter clogged, lacks change
- 17 b. C- Non heating season, not fully evaluated.
- 17 c. C- Not viewed operating

Item # Comment

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

KITCHEN

20. Walls and ceiling	<u> M </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 windows/doors/mech. exhaust	<u> H </u>

27. H- Broken glass, boarded windows
28. B- Damaged walls
33. H- Broken glass
B- Damaged and boarded windows
B-Front door screwed shut, frame damage
39. H- Hardwired smoke detector disconnect / removed.
Hardwired smoke detector required to be connected and properly functional
H-Non functional detector in sleeping room

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u> B </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> M </u>
32. Window size and openable area	<u> M </u>
33. Window and door condition	<u> H </u>

42. Y- Staining at walls
43. H- Faulty, non functional GFCI outlet
44. H- Shower sprayer hose lacks backflow prevention
B- Tub faucet leaks
46. B- Boarded window
47. B- Boarded window
48. B- Damaged walls

HALLWAYS, STAIRS AND ENTRIES

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

53. B- Damaged, boarded windows
54. B- Peeling paint at Ceiling and floor
B- Loose blocks below porch
55. Y- Front porch ceiling stained
57. H- Broken window and door glass
58. B- Damaged roof boards
59. Y- Stains on rafters and boards.
62. H- Lacks CO detector within 10 ft of sleeping rooms

* if N or H in SINGLE FAMILY HOME the SPFire Dept requires HWSD installation

BATHROOM(S)

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

SLEEPING ROOM(S)

48. Walls and ceilings	<u> B </u>
49. Floor condition 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> B </u>

ENCLOSED PORCHES AND OTHER ROOMS

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

ATTIC SPACE (Visible Areas)

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

62. ADDITIONAL COMMENTS (20 through 61) H

CO Detector information reported here

Item # Comment

EXTERIOR (Visible Areas)

63. Foundation	<u> M </u>	64. B- Boarded basement windows
64. Basement/cellar windows	<u> B </u>	65. B- Grading lacks slope away from building at portions
65. Drainage (grade)	<u> B </u>	67. B- Damaged doors
66. Exterior walls	<u> M </u>	68. H- Broken glass
67. Doors (frames/storms/screens)	<u> B </u>	69. B- Rear stair tread less than 9"
68. Windows (frames/storms/screens)	<u> H </u>	73. B- Deteriorated clay liner
69. Open porches, stairways and decks	<u> B </u>	
70. Cornice and trim	<u> M </u>	
71. Roof structure and covering	<u> M </u>	
72. Gutters and downspouts	<u> NA </u>	
73. Chimneys	<u> B </u>	
74. Outlets, fixtures and service entrance	<u> M </u>	

GARAGE(S)/ACCESSORY STRUCTURE(S)

75. Roof structure and covering	<u> NA </u>
76. Wall structure and covering	<u> NA </u>
77. Slab condition	<u> NA </u>
78. Garage door(s)	<u> NA </u>
79. Garage opener(s) - (see important notice #6)	<u> NA </u>
80. Electrical wiring, outlets and fixtures	<u> NA </u>

81. ADDITIONAL COMMENTS (63 through 80)

FIREPLACE/WOODSTOVES

82. Dampers installed in fireplaces	<u> NA </u>
83. Installation	<u> NA </u>
84. Condition	<u> NA </u>

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

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u> Y </u>	<u> Loose </u>	<u> 3-6 </u>
86. Foundation Insulation	<u> N </u>	_____	_____
87. Knee Wall Insulation	<u> NA </u>	_____	_____
88. Rim Joist Insulation	<u> N </u>	_____	_____

89. ADDITIONAL COMMENTS (82 through 88)

I hereby certify 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 I have noted all conditions found that do not conform to the minimum standards of maintenance.



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Evaluator Signature	Phone Number	Date	Rev 3/2009

Printed Name: John Vruno

IMPORTANT NOTICES

1. All single family residences in Saint 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. (Saint 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 Saint 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.