



### Truth-in-Sale of Housing Report

This is a visual disclosure report based on the current City of Saint Paul Truth-in-Sale of Housing Evaluator Guidelines and is valid for one year from the date of issuance and for the owner named.

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

Phone: 651-266-8989  
Fax: 651-266-1919  
Web: [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

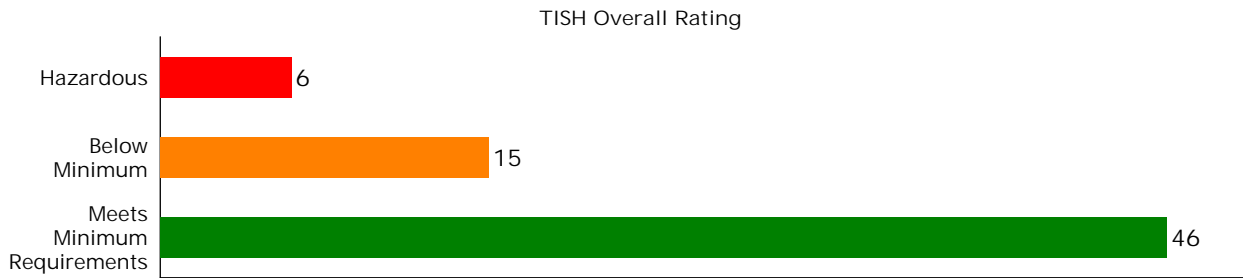
Property Address: 1965 BERKELEY AVE

Date of Evaluation: May 17, 2021

Date of Expiration: May 17, 2022

This report 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, it will be used to determine if there is compliance with the requirements for sale within the City of Saint Paul, MN.



### MAJOR NOTIFICATIONS AND WARNINGS

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

- Residential Type: Single Family Dwelling
- Smoke Detectors:
  - Smoke Detector Present: Y
  - Smoke Detector Properly Located: Y
  - Smoke Detector Hard Wired (required in Single Family Homes): Y
  - Smoke Detector Comments:
- Open Permits:
  - This property has No Open Permits.

## HAZARDOUS

### Basement Only

- Electrical service installation/grounding
- Electrical wiring, outlets and fixtures

### Bathroom(s)

- Electrical outlets and fixtures

### Living and Dining Room(s)

- Electrical outlets and fixtures

### Plumbing System

- Water heater(s), installation

### Sleeping Room(s)

- Electrical outlets and fixtures

## BELOW MINIMUM

### Basement/Cellar

- Foundation
- Stairs and Handrails

### Bathroom(s)

- Walls and ceiling
- Water flow

### Exterior Space

- Basement/cellar windows
- Doors (frames/storms/screens)
- Drainage (grade)
- Exterior walls
- Open porches, stairways and deck(s)
- Windows (frames/storms/screens)

### Hallways, Stairs and Entries

- Stairs and handrails to upper floors

### Heating System(s)

- Installation and visible condition

### Kitchen

- Walls and ceiling
- Water flow

### Plumbing System

- Plumbing fixtures (basement)

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)			
H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

## CITY OF SAINT PAUL TRUTH-IN-SALE OF HOUSING REPORT

Address: 1965 BERKELEY AVE

File Number: File#: 21-263309

Date of Evaluation: May 17, 2021

Owner: Kenneth D Tupper

Zoning District: R4

Client Name: KEN TUPPER

Present Occupancy:

Client Contact: 3679 94TH ST E, IGH, MN 55076

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Mike Moser M. J. Moser

Evaluator Contact: Cell: 612-386-4995  
gusbas@aol.com

### Basement/Cellar

- |                                     |    |   |
|-------------------------------------|----|---|
| 1. Stairs and Handrails             | B  | 1. B - Uneven stair-tread risers.   |
| 2. Basement/Cellar Floor            | M  |   |
| 3. Foundation                       | B  | 3. B - damp and stained .areas damaged . Only partially visible(areas finished) |
| 4. Evidence of Dampness or Staining | Y  |   |
| 5. First Floor, Floor System        | NV | 5. C - finished in areas and not visible  |
| 6. Beams and Columns                | M  |   |

### Electrical Services

- |                                   |         |                          |
|-----------------------------------|---------|--------------------------|
| 7a. Number of Electrical Services | 1       |                          |
| 7b. Amps                          | Other   | 7b. C - Panel not marked |
| 7c. Volts                         | 120-240 |                          |

### Basement Only

- |  |   |   |
|--|---|---|
| 8. Electrical service installation/grounding | H | 8. H - Missing cover on panel / exposed live wires,         |
| 9. Electrical wiring, outlets and fixtures   | H | 9. H - hanging lights from ceiling in areas / exposed wires |

### Plumbing System

- |  |    |   |
|--|----|---|
| 10. Floor drain(s) (basement)          | M  |   |
| 11. Waste and vent piping (all floors) | M  |   |
| 12. Water piping (all floors)          | M  |   |
| 13. Gas piping (all floors)            | M  |   |
| 14. Water heater(s), installation      | H  | 14. H - no operational water heater                     |
| 15. Water heater(s), venting           | NA |   |
| 16. Plumbing fixtures (basement)       | B  | 16. H - Toilet in bsmt is not functionalB -no hot water |

### Heating System(s)

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

- |                                |           |  |
|--------------------------------|-----------|--|
| 17a. Number of Heating Systems | 1         |  |
| 17b. Type                      | Hot Water |  |

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

17c. Fuel Gas

18. Installation and visible condition B 18. B - Lacks maintenance / dirty boiler

19. Viewed in operation (required in heating season) N

20. Combustion venting M

21a. Additional heating unit(s): Type NA

21b. Additional heating unit(s): Fuel NA

21c. Installation and visible condition NA

21d. Viewed in operation NA

21e. Combustion venting NA

#### Kitchen

22. Walls and ceiling B 22. B - Damaged ceiling(s).

23. Floor condition and ceiling height M

24. Evidence of dampness or staining N

25. Electrical outlets and fixtures M

26. Plumbing fixtures M

27. Water flow B 27. B -no hot water

28. Window size/openable area/mechanical exhaust M

29. Condition of doors/windows/mechanical exhaust M

#### Living and Dining Room(s)

30. Walls and ceiling M

31. Floor condition and ceiling height M

32. Evidence of dampness or staining N

33. Electrical outlets and fixtures H 33. H - ungrounded 3 prong outlets

34. Window size and openable area M

35. Window and door condition M

#### Hallways, Stairs and Entries

36. Walls, ceilings, floors M

37. Evidence of dampness or staining N

38. Stairs and handrails to upper floors B 38. B - Guardrail missing on open side of stairs. attic B - Handrail(s) missing. attic

39. Electrical outlets and fixtures M

40. Window and door conditions M

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must <u>specify the room</u> to which a Comment is related)			
H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

### Smoke Detectors

- 41a. Present Y
- 41b. Properly Located Y
- 41c. Hard-Wire Y

### Bathroom(s)

- 42. Walls and ceiling B 42. B - Damaged area(s).B - Damaged wall(s).
- 43. Floor condition and ceiling height M
- 44. Evidence of dampness or staining N
- 45. Electrical outlets and fixtures H 45. H - outlets not GFCI protected
- 46. Plumbing fixtures M
- 47. Water flow B 47. B - no hot water
- 48. Windows size/openable area/mechanical exhaust M
- 49. Condition of windows/doors/mechanical exhaust M

### Sleeping Room(s)

- 50. Walls and ceilings M
- 51. Floor condition, area and ceiling height M
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures H 53. H - ungrounded 3 prong outlets
- 54. Window size and openable area M
- 55. Window and door condition M

### Enclosed Porches and Other Rooms

- 56. Walls, ceiling and floor condition M
- 57. Evidence of dampness or staining Y
- 58. Electrical outlets and fixtures M
- 59. Window and door condition M

### Attic Space

- 60. Roof boards and rafters M
- 61. Evidence of dampness or staining Y
- 62. Electrical wiring/outlets/fixtures M
- 63. Ventilation Y

### Exterior Space

- 64. Foundation M
- 65. Basement/cellar windows B 65. B - Deteriorated basement windows.

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

66. Drainage (grade)	B	66. B - Grade doesn't allow surface water to drain away from building.
67. Exterior walls	B	67. B - Damaged/missing stucco.
68. Doors (frames/storms/screens)	B	68. B - weathered areas
69. Windows (frames/storms/screens)	B	69. B - weathered trim and frames on windows, decay present
70. Open porches, stairways and deck(s)	B	70. B - weathered wood components , missing hand rail on steps with more than 3 risers.
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	
73. Gutters and downspouts	M	
74. Chimney(s)	M	
75. Outlets, fixtures and service entrance	M	
<b>Garage(s)/Accessory Structure(s)</b>		
76. Roof structure and covering	M	
77. Wall structure and covering	NV	77. C - stored items limit view in garage.
78. Slab condition	NV	78. C - stored items limit view in garage.
79. Garage door(s)	M	
80. Garage opener(s)	Y	
81. Electrical wiring, outlets and fixtures	M	
<b>Fireplace/Woodstove</b>		
82. Number of Units	1	
83. Dampers installed	NV	83. C - stored items limit view / fireplace blocked /soot prevents evaluation of fireplace .
84. Installation	NV	
85. Condition	NV	
<b>Insulation</b>		
86a. Attic Insulation: Present	NV	86a. C - concealed by floor boards ,not visible
86b. Attic Insulation: Type	NA	
86c. Attic Insulation: Depth	NA	
87a. Foundation Insulation: Present	Y	87a. C - some areas are not visible.
87b. Foundation Insulation: Type	Fiberglass roll	
87c. Foundation Insulation: Depth	3-6 inches	
88a. Knee Wall Insulation: Present	NA	
88b. Knee Wall Insulation: Type	NA	
88c. Knee Wall Insulation: Depth	NA	
89a. Rim Joist Insulation: Present	NV	
89b. Rim Joist Insulation: Type	NA	

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm M

General Comments M

The house is in condition of needing repairs . No water heater and most areas worn or damaged . Did not appear to be occupied at time of evaluation

## LEGAL NOTICES:

Chapter 189 of the Saint Paul Legislative Code requires all single family, duplex, condo, townhouse and co-op homes for sale in the city to have a Truth-in-Sale of Housing disclosure report prepared and available to prospective buyers. A Truth-in-Sale of Housing disclosure report must be done for Contract-For-Deed sales.

A Truth-in-Sale of Housing (TISH) Disclosure Report in the City of Saint Paul is intended to provide basic information to the home buyer and seller prior to the time of sale. Failure to obtain a Truth-in-Sale of Housing disclosure report or failure to make that disclosure report available to prospective buyers, is a violation of law and is punishable as a misdemeanor carrying up to 90 days in jail and/or a \$1,000.00 fine.

A valid Truth-in-Sale of Housing disclosure report must be conspicuously displayed at the premises for all prospective buyers. TISH disclosure reports are also available online: <https://online.stpaul.gov/web/portal/public-search>

- 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.
- This TISH report 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).
- This TISH 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.
- This TISH report 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.
- This TISH report is valid for one year from the date of issue and only for the owner named on this report.
- 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.
- Automatic garage doors should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.
- 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)228-6230. (Saint Paul Legislative Code, Chapter 58.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, and (651)266-6234.
- A house built before 1950 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)292-6525.
- 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.

Questions regarding this report should be directed to the evaluator. If you desire a reinspection and amended report, please contact your evaluator. They will perform a reinspection and file an amended report with the City of Saint Paul. The TISH evaluator may charge for this reinspection. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone 651-266-8989.



Evaluator Statement:

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines, City of Saint Paul City Ordinance 189 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. The report covers only those problems listed and reasonably visible at the time of my evaluation and does not warrant future useful life of any house component or fixture. I have included all required information pages with this report.

Evaluator Name: Mike Moser M. J. Moser

Phone: Cell: 612-386-4995

Evaluation Date: May 17, 2021