



### 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.

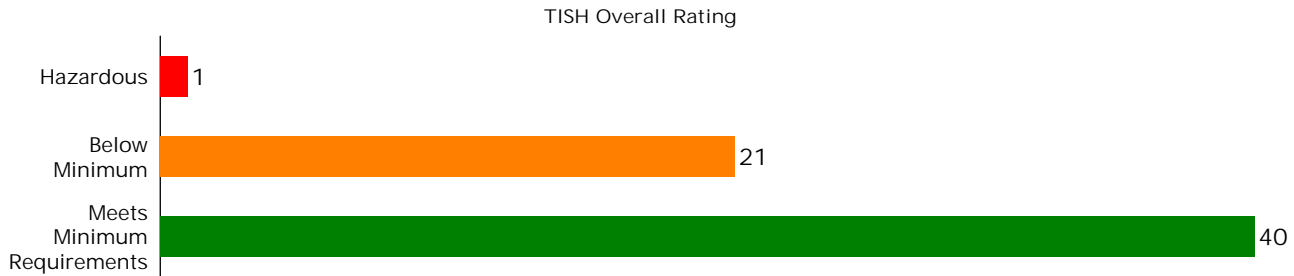
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

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

Property Address: 62 HATCH AVE  
Date of Evaluation: Jul 1, 2020  
Date of Expiration: Jul 01, 2021

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 the following open permits:

  - M - 19 094081 - install replacement furnace - Inspected
  - W - 19 094085 - install replacement furnace, i - Active/Issued
  - B - 19 035499 - REPAIR DUE TO WATER DAMAGE, SC - Inspected
  - E - 19 029847 - RE-WIRE HOME - Inspected

## HAZARDOUS

### Plumbing System

- Gas piping (all floors)

## BELOW MINIMUM

### Attic Space

- Electrical wiring/outlets/fixtures

### Basement/Cellar

- Basement/Cellar Floor
- First Floor, Floor System
- Foundation
- Stairs and Handrails

### Bathroom(s)

- Condition of windows/doors/mechanical exhaust
- Plumbing fixtures

### Exterior Space

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

### Garage(s)/Accessory Structure(s)

- Garage door(s)
- Slab condition
- Wall structure and covering

### General

- General Comments

### Hallways, Stairs and Entries

- Stairs and handrails to upper floors
- Window and door conditions

### Plumbing System

- Water piping (all floors)

### Sleeping Room(s)

- Window and door condition
- Window size and openable area

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: 62 HATCH AVE

File Number: File#: 20-048228

Date of Evaluation: Jul 1, 2020

Owner: Christopher Patnode/C/O Apogee Prope

Zoning District: RT1

Client Name: Steve Kraut

Present Occupancy:

Client Contact: imsunk@aol.com

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Roger Pass Home Inspections E

Evaluator Contact: Work: 651-690-2122  
rogerdpass@gmail.com

### Basement/Cellar

- |                                     |   |  |
|-------------------------------------|---|--|
| 1. Stairs and Handrails             | B | 1. B Stairway is steep, narrow and has low headroom. Short run of steps. Improper handrails. Landing is too small. C Stairway stringers are spliced. |
| 2. Basement/Cellar Floor            | B | 2. B No properly installed vapor barriers in crawl spaces. Dirt instead of concrete in some areas of basement floor.                                 |
| 3. Foundation                       | B | 3. B Some loose and missing mortar. C Part basement - limited access and viewing.  |
| 4. Evidence of Dampness or Staining | Y | 4. C - Stains, spalling and dampness evident.  |
| 5. First Floor, Floor System        | B | 5. B Some damaged floor joists visible. C Part basement - limited access and viewing.  |
| 6. Beams and Columns                | M | 6. C Part basement - limited access and viewing.   |

### Electrical Services

- |                                   |         |
|-----------------------------------|---------|
| 7a. Number of Electrical Services | 1       |
| 7b. Amps                          | 100     |
| 7c. Volts                         | 120-240 |

### Basement Only

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

### Plumbing System

- |  |    |   |
|--|----|---|
| 10. Floor drain(s) (basement)          | NA | 10. C No floor drain.                                   |
| 11. Waste and vent piping (all floors) | M  |   |
| 12. Water piping (all floors)          | B  | 12. B Water meter is too close to basement floor.       |
| 13. Gas piping (all floors)            | H  | 13. H Uncapped gas pipe in kitchen.                     |
| 14. Water heater(s), installation      | M  |   |
| 15. Water heater(s), venting           | NA | 15. C - Water heater is electric - no venting required. |
| 16. Plumbing fixtures (basement)       | NA |   |

### 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.

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17a. Number of Heating Systems	1
17b. Type	Forced Air
17c. Fuel	Gas
18. Installation and visible condition	M
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	M
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	M
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	NA	31. C Floor is not level.
32. Evidence of dampness or staining	N	
33. Electrical outlets and fixtures	M	
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 Stairway is narrow and has low headroom. Upper step is steep. Handrails are not installed. Short run of steps.

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39. Electrical outlets and fixtures M

40. Window and door conditions B

40. B Window in stairway is stuck, has one broken sash cord and the glass is not safety glass.

Smoke Detectors

41a. Present Y

41b. Properly Located Y

41c. Hard-Wire Y

Bathroom(s)

42. Walls and ceiling M

43. Floor condition and ceiling height M

44. Evidence of dampness or staining N

45. Electrical outlets and fixtures M

46. Plumbing fixtures B

46. B No tank on toilet. Toilet is too close to door area.C Sink drains slowly.

47. Water flow M

48. Windows size/openable area/mechanical exhaust M

49. Condition of windows/doors/mechanical exhaust B

49. B Exhaust fan vents into attic.

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 M

54. Window size and openable area B

54. B Bedroom windows are too small for egress.

55. Window and door condition B

55. B Some missing sash cords.

Enclosed Porches and Other Rooms

56. Walls, ceiling and floor condition NA

57. Evidence of dampness or staining NA

58. Electrical outlets and fixtures NA

59. Window and door condition NA

Attic Space

60. Roof boards and rafters M

61. Evidence of dampness or staining Y

61. C Old stains in attic.

62. Electrical wiring/outlets/fixtures B

62. B Light fixture in attic does not work.

63. Ventilation Y

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### Exterior Space

64. Foundation	B	64. B Concrete along east side of house is cracked.
65. Basement/cellar windows	B	65. B Rear basement window is in disrepair.
66. Drainage (grade)	B	66. B Poor grade in some areas.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	B	69. B Some missing screens.
70. Open porches, stairways and deck(s)	B	70. B Front steps are not level or uniform. Steps to deck lack a proper handrail and the lower step is steep. Improper steps on east side side of house.
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	
73. Gutters and downspouts	NA	73. C No gutters.
74. Chimney(s)	M	
75. Outlets, fixtures and service entrance	M	

### Garage(s)/Accessory Structure(s)

76. Roof structure and covering	M	76. C Shed but no garage.
77. Wall structure and covering	B	77. B Rotted eave on shed. Siding on shed is too close to the ground.
78. Slab condition	B	78. B Parking surface by side of house is in disrepair.
79. Garage door(s)	B	79. B Doors to shed are in disrepair.
80. Garage opener(s)	NA	
81. Electrical wiring, outlets and fixtures	NA	

### Fireplace/Woodstove

82. Number of Units	NA
83. Dampers installed	NA
84. Installation	NA
85. Condition	NA

### Insulation

86a. Attic Insulation: Present	Y
86b. Attic Insulation: Type	Cellulose
86c. Attic Insulation: Depth	3-6 inches
87a. Foundation Insulation: Present	N
87b. Foundation Insulation: Type	NA
87c. Foundation Insulation: Depth	NA

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- 88a. Knee Wall Insulation: Present NA
- 88b. Knee Wall Insulation: Type NA
- 88c. Knee Wall Insulation: Depth NA
- 89a. Rim Joist Insulation: Present N
- 89b. Rim Joist Insulation: Type NA
- 89c. Rim Joist Insulation: Depth NA

General

- 90. Carbon Monoxide Alarm M
- General Comments B

B Dryer duct is disconnected. Exposed wiring to dryer. Missing mortar at base of brick chimney in basement.

## 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: Roger Pass Home Inspections By Roger Pass

Phone: Work: 651-690-2122

Evaluation Date: Jul 1, 2020