



CITY OF SAINT PAUL, MN

Christopher B. Coleman, Mayor

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement

Katie Larson, Truth-in-Sale of Housing Manager

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

Property Address: 581 HALL AVE

Date of Evaluation: Jul 12, 2017

Date of Expiration: Jul 12, 2018

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

Attic Space

- Electrical wiring/outlets/fixtures

Basement Only

- Electrical wiring, outlets and fixtures

Bathroom(s)

- Electrical outlets and fixtures

Plumbing System

- Gas piping (all floors)

Sleeping Room(s)

- Electrical outlets and fixtures

BELOW MINIMUM

Basement/Cellar

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

Enclosed Porches and Other Rooms

- Walls, ceiling and floor condition

Exterior Space

- Drainage (grade)
- Exterior walls
- Foundation
- Open porches, stairways and deck(s)
- Roof structure and covering

Hallways, Stairs and Entries

- Stairs and handrails to upper floors

Heating System(s)

- Installation and visible condition

Plumbing System

- Water piping (all floors)

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: 581 HALL AVE

File Number: File#: 17-058815

Date of Evaluation: Jul 12, 2017

Owner: Mariana Lazo

Zoning District: RT1

Client Name: Pedro Serrano

Present Occupancy:

Client Contact: 612-207-7829

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Luis Alcaraz

Evaluator Contact: Work: 612-743-8228
inspectucasa@yahoo.com

Basement/Cellar

1. Stairs and Handrails B

B - Head room less than 6 feet 8 inches
B - Missing guardrail
B - Tread less than 9", riser more than 8"uneven risers

2. Basement/Cellar Floor B

B - Floor: holes or cracked/damaged areas
B - Uneven or buckled floor areas
B - Crawl space vapor barrier is missing/incomplete

3. Foundation B

B - Missing, cracked or deteriorated blocks, bricks stones or mortar

4. Evidence of Dampness or Staining Y

C - Stains evident
C - Evidence of water seepage

5. First Floor, Floor System B

B - Rot, decay, insect damage in areas
B - Wood in contact with dirt/Lacks 18" clearance over dirt in crawl space(s)
B - Damaged components

6. Beams and Columns M

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 H

H - Missing knockouts on panel

Plumbing System

10. Floor drain(s) (basement) M

11. Water and vent piping (all floors) M

12. Water piping (all floors) B

B - Missing backflow preventer

13. Gas piping (all floors) H

H - Uncapped dryer supply

14. Water heater(s), installation M

15. Water heater(s), venting M

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

16. Plumbing fixtures (basement) M

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

17c. Fuel Gas

18. Installation and visible condition B

B - Rusted areas

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 M

C - Floors are out-of-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

C - Floor is out-of-level

H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
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37. Evidence of dampness or staining N

38. Stairs and handrails to upper floors B

B - Head room less than 6 feet 8 inches
B - Tread less than 9"

39. Electrical outlets and fixtures M

40. Window and door conditions M

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

C - Floor is out-of-level

44. Evidence of dampness or staining N

45. Electrical outlets and fixtures H

H - Missing cover plates

46. Plumbing fixtures M

47. Water flow M

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

C - Floors are out-of-level

52. Evidence of dampness or staining N

53. Electrical outlets and fixtures H

H - Ungrounded 3-prong outlets

H - Broken/missing outlet/switch plate(s)

54. Window size and openable area M

55. Window and door condition M

Enclosed Porches and Other Rooms

56. Walls, ceiling and floor condition B

C - Floors are out-of-level

57. Evidence of dampness or staining N

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

C - Stains evident

62. Electrical wiring/outlets/fixtures H

H - Exposed /improperly terminated wiring

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)			
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63. Ventilation	Y	B - Exhaust fan(s) do not vent to exterior
Exterior Space		
64. Foundation	B	B - Damaged / weathered areas B - Foundation bowed in areas B - Missing / damaged mortar - block
65. Basement/cellar windows	M	
66. Drainage (grade)	B	B - Grade doesn't allow surface water to drain away from building B - Damaged/Settled walk(s)/driveway
67. Exterior walls	B	B - Damaged areas C - Walls out of plumb
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	B	B - Improper rise/run on steps B - Loose railing
71. Cornice and trim(s)	M	
72. Roof structure and covering	B	B - Lacks proper 3/8-3/4" overhang at rake edges B - Missing/damaged shingles B - Trees / vegetation in contact with roof
73. Gutters and downspouts	M	
74. Chimney(s)	M	
75. Outlets, fixtures and service entrance	M	
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	NA	
77. Wall structure and covering	NA	
78. Slab condition	NA	
79. Garage door(s)	NA	
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	

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)			
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87b. Foundation Insulation: NA

Type

87c. Foundation Insulation: NA

Depth

88a. Knee Wall Insulation: NA

Present

88b. Knee Wall Insulation: Type NA

88c. Knee Wall Insulation: Depth NA

89a. Rim Joist Insulation: N

Present

89b. Rim Joist Insulation: Type NA

89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm M

General Comments

Smoke Detectors

41a. Present Y

41b. Properly Located Y

41c. Hard-Wire Y

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: Luis Alcaraz

Phone: Work: 612-743-8228

Evaluation Date: Jul 12, 2017