



City of Saint Paul
Department of Safety Inspections
375 Jackson Street, Suite 220
Truth- in- Sale of Housing Program

File#: 15- 129276

Date of Evaluation: Jun 12, 2015

Address: 1642 BLAIR AVE

Owner: Dana Demaster

Client Name: Marc Anders

Client Contact: 612- 963- 5758

Evaluator Name: Brice Staeheli American Central In

Evaluator Phone: Work: 651- 238- 1314

Evaluator Email: brice.staeheli@gmail.com

Truth- in- Sale of Housing Disclosure Report

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 to determine if there is compliance with the requirements for a 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 Saint 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 651- 266- 8989.

IMPORTANT NOTIFICATIONS AND WARNINGS

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

Description/ Comment:

This property was evaluated as Single Family Dwelling

This property is NOT within a designated historical preservation district, nor is it a specifically designated historical property.

SD Present: Y SD Properly Located: Y SD HardWired: Y

SD Comment: No data entered.

This property has No Moratorium Warning.

This property has no sewer warning, or confirmed problem, known to the Sewer Utility. To obtain more information regarding your private sewer pipe, please call the City of Saint Paul's Sewer Utility Service Desk at 651- 266- 6234 and/ or have your private sewer pipe televised.

This property has No Open Permits.

This property IS NOT a Registered Vacant Building.

Property address: 1642 Blair Ave

Rating Key: M Meets minimum B Below minimum C See comment H Hazardous Y Yes N No NV Not Visible NA Not applicable

Item #

Comments

Specify locations(s), where necessary

BASEMENT/CELLAR

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

Items marked as "M" are based on what is readily visible at time of Inspection, Home furnishings, belongings and possessions limits view,
 1 B - Uneven rise and run, Improper guardrail, Low headroom,
 3 B - Small cracks, Peeling finish,
 4 C - Evidence of past dampness and/or staining,
 5 B - Deteriorated joists,
 6 B - Temporary columns in use,

ELECTRICAL SERVICES(S) # of Services.....1

- 7. Service size:
 Amps : 30__60__100__X__150__other_____
 Volts : 115____115/220__X__

BASEMENT or METER LOCATION(S) ONLY:

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

9 B - Improper routing of romex,

PLUMBING SYSTEM

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

11 B - Improper material and design,
 13 B - Old brass shutoffs in use,
 15, 17c H - Venting into attic space, chimney does not penetrate roof line.
 15 B - Missing screws on flue line, no metal liner, improper venting.

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

- 17. Heating plant(s): Fuel: GAS Type: Gravity
 - a. Installation and visible condition B
 - b. Viewed in operation (required during heating season)N
 - c. Combustion venting..... H

17a B - Dirty, rusted unit.
 17c B - Missing screws on flue line, no metal liner,

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

- 18. /Additional heating unit(s) Fuel: GAS Type:
 - a. Installation and visible condition
 - b. Viewed in operation.....
 - c. Combustion venting.....

19. ADDITIONAL COMMENTS (1 THROUGH 18)...M

EVALUATOR: American Central Inspections, Brice Staeheli DATE: 06-12-15

Property address: 1642 Blair Ave

Rating Key: M Meets minimum B Below minimum C See comment H Hazardous Y Yes N No NV Not Visible NA Not applicable
 Where there are multiple rooms under same category, the evaluator must specify the room to which the comment is related

	Item #	Comments
KITCHEN		
20. Walls and ceiling.....	M	Items marked as "M" are based on what is readily visible at time of Inspection, Home furnishings, belongings and possessions limits view,
21. Floor condition and ceiling height.....	M	
22. Evidence of dampness or staining.....	N	
23. Electrical outlets and fixtures.....	M	
24. Plumbing systems.....	M	
25. Water flow.....	M	
26. Window size and openable area.....	M	
27. Window and door condition.....	B	27,33,38,47,53,57 B - All Windows have some deterioration, top sashes painted shut.
LIVING AND DINING ROOM(S)		
28. Walls and ceiling.....	M	
29. Floor condition and ceiling height.....	M	
30. Evidence of dampness or staining.....	N	
31. Electrical outlets and fixtures.....	M	
32. Window size and openable area.....	M	
33. Window and door condition.....	B	
HALLWAYS, STAIRS AND ENTRIES		
34. Walls, ceilings and floors.....	M	36 B - Improper handrail, low headroom.
35. Evidence of dampness or staining.....	N	
36. Stairs and handrails to upper floors.....	B	
37. Electrical outlets and fixtures.....	M	
38. Window and door condition.....	B	
39. Smoke detector(s).....	Y	
Properly located.....	Y	
Hard-wired (HWSD).....	*Y	
*if N or H in a <u>single family home</u> then SPFire Dept required HWSD installation		
BATHROOMS(S)		
40. Walls and ceiling.....	M	
41. Floor condition.....	M	
42. Evidence of dampness or staining.....	N	
43. Electrical outlets and fixtures.....	M	
44. Plumbing fixtures.....	M	
45. Water Flow.....	M	
46. Window size /openable area or mechanical exhaust	M	
47. Condition of windows/mechanical exhaust/doors ...	B	
SLEEPING ROOM(S)		
48. Walls and ceiling.....	M	
49. Floor condition, area, and ceiling height..	M	
50. Evidence of dampness or staining.....	N	
51. Electrical outlets and fixtures.....	M	
52. Window size and openable area.....	B	52 B - Windows do not meet the current egress code,
53. Window and door condition.....	B	
ENCLOSED PORCHES AND OTHER ROOMS		
54. Walls and floor condition.....	M	
55. Evidence of dampness or staining.....	N	
56. Electrical outlets and fixtures.....	M	
57. Window and door condition.....	B	
ATTIC SPACE (Visible Areas)		
58. Roof boards and rafters.....	B	58 B - Deteriorated roof boards and rafters
59. Evidence of dampness or staining.....	Y	59 B - Typical water staining
60. Electrical wiring/outlets/fixtures.....	C	60 C - None seen from access point.
61. Ventilation.....	Y	
62. ADDITIONAL COMMENTS (20 through 61)	M	
CO Detector information reported here		

Property Address: 1642 Blair Ave

Rating Key: M Meets minimum B Below minimum C See comment H Hazardous Y Yes N No NV Not Visible NA Not applicable

	<u>Item #</u>	<u>Comments</u>
EXTERIOR (Visible Areas)		
63. Foundation.....	C	
64. Basement/cellar windows.....	B	63 C -Foundation is not fully visible,Areas covered by finished materials
65. Drainage (grade).....	B	
66. Exterior walls.....	B	64 B - Light deterioration noted
67. Doors (frames/storms/screens).....	M	65 B - Areas lack drainage/pitch away from home
68. Windows (frames/storms/screens).....	M	66 B -Chalking paint, Weathered siding,
69. Open porches, stairways and decks....	B	69 B - Improper handrail,
70. Cornice and trim.....	B	70 B - Weathered in areas, Peeling paint,
71. Roof covering and flashing.....	B	71 B - Weathered/worn roofing,
72. Gutters and downspouts.....	B	72 B - Missing leaders,
73. Chimneys.....	B	73 B - Venting into attic space, chimney does not penetrate roof line.
74. Outlets, fixtures and service entrance.	M	

GARAGE (S) / ACCESSORY STRUCTURE (S)

75-80 No Garage

75. Roof structure and covering.....	C
76. Wall structure and covering.....	C
77. Slab condition.....	C
78. Garage doors.....	C
79. Garage opener- (see important notice #6) .	C
80. Electric wiring, outlets and fixtures.....	C
81. Additional Comments(63 through 80)	
FIREPLACE/WOODSTOVES # OF	0
82. Dampers installed in fireplaces.....	
83. Installation.....	
84. Condition.....	

SUPPLEMENTAL INFORMATION – No determinations made whether item meet minimum standards (Y/N, N/A, NV, only)

	Y/N	Type	Inches/ depth
INSULATION			
85. Attic insulation.....	V	Cellulose	8" - 10"
86. Foundation insulation.....	N		
87. Kneewall Insulation.....	NV		
88. Rim Joist Insulation.....	N		

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

Evaluator Signature
Printed name Brice Staeheli

651-293-0100
Phone Number

06-12-15
Date

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IMPORTANT NOTICES

- All 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.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
- 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 Saint Paul Ramsey County Public Health, (651) 266-1199.
- Neither the City of St. Paul nor the Evaluator are not 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.
- 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.
- An automatic garage door should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.