



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

File#: 16-016934

Date of Evaluation: Mar 7, 2016
Address: 2437 STEWART AVE
Owner: Denise M Devine
Client Name: Shane Montiya
Client Contact: 651-492-6423
Evaluator Name: Brice Staeheli American Central Ir
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: N. Electrical permit required for installation.

SD Comment: Missing Hardwired Smoke

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: 2437 Stewart 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>
	C	1-81 C	Storage prevents full evaluation of all areas, items marked as "M" refer only to what is readily visible at time of inspection
BASEMENT/CELLAR			
1. Stairs and Handrails.....	1 B		No handrail, low headroom
2. Basement/cellar floor.....	M		
3. Foundation.....	B,C	3 B	Cracked, water in basement
4. Evidence of dampness or staining.....	N	3,5 C	Covered by finished materials, could not fully evaluate
5. First floor, floor system.....	B,C	5 B	Deteriorated joist
6. Beams and columns.....	M		

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...	H,B	9H 9 B	Missing covers, extension cord wiring Improper routing

PLUMBING SYSTEM

10. Floor drain(s) (basement).....	M		
11. Waste and vent piping (all floors).....	B	11 B	Improper material and design, corrosion, improper support
12. Water piping (all floors).....	B	12 B	Threaded faucets lack backflow prevention
13. Gas piping (all floors).....	H, B	13 H	Uncapped gas line
14. Water heater(s) installation.....	B	13 B	Improper support, improper shutoff
15. Water heater(s) venting.....	M	14 B	T/P valve piping too short
16. Plumbing fixtures (basement).....	M		

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

17. Heating plant(s): Fuel: GAS Type: FA			
a. Installation and visible condition	B	17a B	Unit dirty, rusted, rust line on heating plant cabinet
b. Viewed in operation (required during heating season)Y			
c. Combustion venting.....	M		

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)...B	19 B		Basement subject to flooding

EVALUATOR: American Central Inspections, Brice Staeheli DATE: 03-07-16

Property address: 2437 Stewart 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.....	B 20,28,34,40,48,54	B Cracks
21. Floor condition and ceiling height.....	M	
22. Evidence of dampness or staining.....	N 23,31,36,43,51,56	H Open electrical
23. Electrical outlets and fixtures.....	H,B 23,31,36,43,51,56	B Missing globes, broken/damaged fixtures
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 Windows missing hold open hardware, peeling paint, deteriorated
LIVING AND DINING ROOM(S)		
28. Walls and ceiling.....	B 28	B Water damage
29. Floor condition and ceiling height.....	M	
30. Evidence of dampness or staining.....	Y 30	C See #30
31. Electrical outlets and fixtures.....	H	
32. Window size and openable area.....	M	
33. Window and door condition.....	M	
HALLWAYS, STAIRS AND ENTRIES		
34. Walls, ceilings and floors.....	B	
35. Evidence of dampness or staining.....	N	
36. Stairs and handrails to upper floors.....	B 36	B Improper handrail
37. Electrical outlets and fixtures.....	H 37	H Missing covers
38. Window and door condition.....	M	
39. Smoke detector(s).....	Y	
Properly located.....	Y	
Hard-wired (HWSD).....	*H 39	H Not hard wired
*if N or H in a <u>single family home</u> then SPFire Dept required HWSD installation		
BATHROOMS(S)		
40. Walls and ceiling.....	B 40	B Water damage
41. Floor condition.....	M	
42. Evidence of dampness or staining.....	Y 42	C See #40
43. Electrical outlets and fixtures.....	H	
44. Plumbing fixtures.....	M	
45. Water Flow.....	M	
46. Window size /openable area or mechanical exhaust	M	
47. Condition of windows/mechanical exhaust/doors ...	M	
SLEEPING ROOM(S)		
48. Walls and ceiling.....	B 48	B Water damage
49. Floor condition, area, and ceiling height..	M	
50. Evidence of dampness or staining.....	Y 50	C See #48
51. Electrical outlets and fixtures.....	H 51	H Sub panel missing dead front panel
52. Window size and openable area.....	M	
53. Window and door condition.....	M	
ENCLOSED PORCHES AND OTHER ROOMS		
54. Walls and floor condition.....	M	
55. Evidence of dampness or staining.....	N	
56. Electrical outlets and fixtures.....	H	
57. Window and door condition.....	M	
ATTIC SPACE (Visible Areas)		
58. Roof boards and rafters.....	C 58-61	C Sealed scuttle, could not access
59. Evidence of dampness or staining.....	C	
60. Electrical wiring/outlets/fixtures.....	C	
61. Ventilation.....	C	
62. ADDITIONAL COMMENTS (20 through 61)	M	
CO Detector information reported here		

Property Address: 2437 Stewart 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.....	B,C	63 B	Small cracks
64. Basement/cellar windows.....	M	63 C	Covered by finished materials, could not fully evaluate
65. Drainage (grade).....	B	65 B	Areas lack pitch away from house
66. Exterior walls.....	B	66 B	Peeling paint, deteriorated, weathered, stucco cracks
67. Doors (frames/storms/screens).....	M		
68. Windows (frames/storms/screens).....	B	68 B	Missing screens and storms, peeling paint, deteriorated, missing window trim
69. Open porches, stairways and decks.....	H,B	69 B	Uneven rise and run, improper handrail, improper guardrail, deck deteriorated
70. Cornice and trim.....	M	69 H	Outside stairway determined to be unsafe, rear stairway missing door, opens to air
71. Roof covering and flashing.....	B		
72. Gutters and downspouts.....	B	71 B	Improper flashing, shingle edges not cut
73. Chimneys.....	M	72 B	Missing leaders and components, debris in gutters
74. Outlets, fixtures and service entrance.....	M		

GARAGE (S) / ACCESSORY STRUCTURE (S)

75. Roof structure and covering.....	B	75 B	Shingle edges not cut
76. Wall structure and covering.....	B	76 B	Stucco cracks, peeling paint on trim, missing trim, deteriorated trim
77. Slab condition.....	B	77 B	Cracks
78. Garage doors.....	B	78 B	Deteriorated, weathered
79. Garage opener- (see important notice #6) .	N		
80. Electric wiring, outlets and fixtures.....	H,B	80 H	Missing covers, missing dead front panel, open wiring, exposed conductors, power to garage run in surface conduit
81. Additional Comments(63 through 80)	H,B		
82. FIREPLACE/WOODSTOVES # OF		3	80 B Improper routing
		81 H	Unrated wood stove in garage
		81 B	Space heater disconnected, wires cut, no gas
82. Dampers installed in fireplaces.....	M		
83. Installation.....	M		
84. Condition.....	B	84 B	Dirty

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

Y/N Type Inches/ depth

INSULATION

82. Attic insulation.....	NV		
83. Foundation insulation.....	N		
84. Kneewall Insulation.....	NV		
85. 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

03-07-16
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.