



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

File#: 16-083141

Date of Evaluation: Sep 26, 2016
Address: 1291 SHERBURNE AVE
Owner: Anthony Strouth
Client Name: Tony Strouth
Client Contact: Tony Strouty
Evaluator Name: Dan Brausen InnerSpec
Evaluator Phone: Work: 651-483-8407
Evaluator Email: danbrowsin@msn.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: 1291 Sherburne Ave

Rating Key: M = Meets minimum B = Below minimum C = See Comment H = Hazardous Y = Yes N = No NV = Not Visible/Viewed NA = Not Applicable

Item # Comments
Specify location(s), where necessary

BASEMENT/CELLAR

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

Areas concealed - finished off. Stored items/furnishings restrict view in areas. Item ratings reflect only to what is readily visible.

- 1. *B Low headroom (less than 6' 8"). Narrow stairs (less than 36"). Handrail not full length.*
- 4. *Some staining noted on foundation in areas.*
- 5. *B Missing joist hangers in areas.*
- 8. *B Extension cord wiring noted at garbage disposal hook-up at basement utility sink.*
- 8. *C #4 ground wire noted to exterior ground rod.*
- 11. *C Epoxy repair noted on DWV piping.*
- 17B *Not operated - non-heating season.*
- 17C *C Not viewed in operation.*

ELECTRICAL SERVICE(S) # of Services . 1

- 7. Service size:
Amps: 30 _____ 60 _____ 100 X 150 _____ Other _____
Volts: 115 _____ 115/220 X

BASEMENT ONLY:

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

PLUMBING SYSTEM

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

HEATING SYSTEM(S) # of 1

- 17. Heating plant(s): Type: Air Fuel: Gas
 - a. Installation and visible condition M
 - b. Viewed in operation (required in heating season) ... N
 - c. Combustion venting C

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

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

19. ADDITIONAL COMMENTS (1 through 18) -

EVALUATOR: Dan Brausen DATE: 09/26/2016

EXTERIOR (Visible Areas)

63. Foundation	<u>C</u>
64. Basement/cellar windows	<u>M</u>
65. Drainage (grade)	<u>C</u>
66. Exterior walls	<u>C</u>
67. Doors (frames/storms/screens)	<u>M</u>
68. Windows (frames/storms/screens)	<u>C</u>
69. Open porches, stairways and decks	<u>B,C</u>
70. Cornice and trim	<u>M</u>
71. Roof structure and covering	<u>C</u>
72. Gutters and downspouts	<u>M</u>
73. Chimneys	<u>M</u>
74. Outlets, fixtures and service entrance	<u>B</u>

GARAGE(S)/ACCESSORY STRUCTURE(S)

75. Roof structure and covering	<u>M</u>
76. Wall structure and covering	<u>M</u>
77. Slab condition	<u>B</u>
78. Garage doors(s)	<u>M</u>
79. Garage opener(s) - (see important notice #6)	<u>Y</u>
80. Electrical wiring, outlets and fixtures	<u>M</u>
81. ADDITIONAL COMMENTS (62 through 80)	<u>M</u>

FIREPLACE/WOODSTOVES # of 0

82. Dampers installed in fireplaces	<u>NA</u>
83. Installation	<u>NA</u>
84. Condition	<u>NA</u>



SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>NV</u>	_____	_____
86. Foundation Insulation	<u>NV</u>	_____	_____
87. Kneewall Insulation	<u>NV</u>	_____	_____
88. Rim Joist Insulation	<u>NV</u>	_____	_____

89. ADDITIONAL COMMENTS (81 through 88) NA

I hereby certify I prepared this report in compliance with the St. 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 I have noted all conditions found that do not conform to the minimum standards of maintenance.

Evaluator Signature

651-483-8407

Phone Number

09/26/2016

Date

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Rev 3/2009

Printed Name: Dan Brausen

IMPORTANT NOTICES

1. Any 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.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, (651) 266-6234.
3. 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 Ramsey County Public Health, 651-266-1199.
4. Neither the City of St. 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.
5. 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.
6. An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired or replaced.