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# APPLICATION FOR APPEAL

Saint Paul City Clerk

RECEIVED 310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, Minnesota 55102  
Telephone: (651) 266-8560  
OCT 11 2012  
CITY CLERK

The City Clerk needs the following to process your appeal:

- \$25 filing fee payable to the City of Saint Paul (if cash: receipt number \_\_\_\_\_)
- Copy of the City-issued orders or letter which are being appealed
- Attachments you may wish to include
- This appeal form completed
- Walk-In OR  Mail-In

**YOUR HEARING Date and Time:**  
 Tuesday, Oct. 23 2012  
 Time 2:30 P.M.  
 Location of Hearing:  
 Room 330 City Hall/Courthouse

## Address Being Appealed:

Number & Street: 882 Central Ave W. City: St Paul State: MN Zip: 55104

Appellant/Applicant: Betsy Starkson - TCHFH Email betsy.starkson@tchabitat.org

Phone Numbers: Business 612-305-7165 Residence \_\_\_\_\_ Cell 612-328-1343

Signature: [Handwritten Signature] Date: 10/11/12

Name of Owner (if other than Appellant): Twin Cities Habitat for Humanity

Address (if not Appellant's): 3001 4th St SE Minneapolis, MN 55414

Phone Numbers: Business 612-331-4090 Residence \_\_\_\_\_ Cell \_\_\_\_\_

## What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List
- Fire C of O: Only Egress Windows
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other

I don't believe this house meets the criteria to be on the vacant building registration. We are currently assessing the work that needs to be done and will start abatement and rehab soon. It will then be sold to a family through Twin Cities Habitat for Humanity.

RECEIVED OCT - 5 2012

186809

DEPARTMENT OF SAFETY AND INSPECTIONS  
Steve Magner, Manager of Code Enforcement



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

Nuisance Building Code Enforcement  
375 Jackson Street, Suite 220 651-266-8989  
Saint Paul, MN 55101-1806 651-266-1919  
[www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

October 03, 2012

Twin Cities Habitat For  
Hu/Humanity Inc  
3001 4th St Se  
Minneapolis MN 55414-3301

**VACANT BUILDING REGISTRATION NOTICE**

The premises at **882 CENTRAL AVE W**

#1205

has been inspected and found to meet the legal definition of a Vacant Building as described in Saint Paul Legislative Code, Chapter 43. You are required to register this building with the Department of Safety and Inspections, Vacant Buildings Division, by filling out and returning the registration form provided with this letter. You are also required to pay the annual Vacant Building Registration Fee of **\$1,100.00**. The fee is due upon receipt of this letter and must be paid no later than thirty (30) days from the date of this letter, as required in Saint Paul Legislative Code Chapter 43. If this building is vacant due to a fire, complete the enclosed registration form and return it to this office within 30 days.

**Please return the enclosed registration form along with your payment by November 03, 2012.**

**Do not mail cash.**

If you wish to pay in person, you may do so from 8:00 a.m. to 4:00 p.m. Monday through Friday at:

DEPARTMENT OF SAFETY AND INSPECTIONS  
375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806

You may file an appeal to this fee or registration requirements by contacting the Office of the City Clerk at (651) 266-8688. Any appeal of this fee must be made within ten (10) days of the date of this notice.

**If the registration fee is not received in this office within 45 days of the date of this letter the full amount owed will be assessed to, and collected with, the taxes for this property as permitted by Saint Paul Legislative Code Chapter 43.**

The Code Enforcement Officer has notified the Building Inspection And Design Section that this property meets the legal definition of a registered vacant building and in accordance with Legislative Code Chapter 33, no permits (except demolition, wrecking and removal permits) will be issued until the requirements of all applicable ordinances are fulfilled.

All category 2 and category 3 vacant buildings must be winterized with gas and water services shut off or, alternately, an excess flow gas valve must be installed in the dwelling, within sixty (60) days of the date of this Notice.



**WRITTEN PERMISSION FROM THE CITY OF SAINT PAUL IS REQUIRED BEFORE A CATEGORY 2 OR CATEGORY 3 VACANT BUILDING CAN BE OCCUPIED OR SOLD.**

**Category 2:** Requirements include: 1. register/re-register the building, 2. pay outstanding fee(s), 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City, and 6. obtain Zoning approval of the proposed use.

**Category 3:** All requirements listed for Category 2 vacant buildings, AND obtain a **Certificate of Occupancy OR Certificate of Code Compliance** prior to the sale of the building.

If the use of this building meets the definition of a nonconforming use by the Zoning Code then the use will lose its nonconforming status 365 days from the date the building was declared vacant.

**You must contact the Enforcement officer, Mike Kalis, at 651-266-1929 to find out what must be done before this building can be legally reoccupied.**

The Enforcement Officer may declare this building(s) to constitute a Nuisance Building subject to demolition and issue an Order to Abate under authority of Legislative Code Chapter 45. In the event this building is declared a Nuisance Building subject to demolition, the Enforcement Officer will notify all owners and interested parties of the Order to Abate, as provided in the Legislative Code Chapter 45.

If you have questions about this annual registration fee or other vacant building requirements, please contact the Enforcement Officer, Mike Kalis, at 651-266-1929.

This registration form and fee is required by law. Your prompt attention to this matter is appreciated.

Thank You,

Steve Magner  
Vacant Buildings Program Manager  
Department of Safety and Inspections

Enclosures: Regulations Requirements Information  
Vacant Building Registration Form

SM: mk  
vb\_registration\_notice 06/10



**Info Main City Contact**

**882 CENTRAL AVE W -- Property Information --**

PIN	Zoning/Use	HPC District
352923310198	R4 - Vacant Building Category 2	

**Information disclaimer...**

Data Disclaimer:-

The City of Saint Paul and its officials, officers, employees or agents does not warrant the accuracy, reliability or timeliness of any information published by this system, and shall not be held liable for any losses caused by reliance on the accuracy, reliability or timeliness of such information. Portions of such information may be incorrect or not current. Any person or entity that relies on any information obtained from this system does so at his or her own risk.

**List of Activity...**

Number	Address	Description	Details	Status	Move
12 111498 VAC 00 CS	882 CENTRAL AVE W	vb	Complaint Date: 10/02/2012 Initial Inspection: 10/01/2012 VB Category 2 - Single Family Residential Next Inspection on or after: 10/22/2012 Inspector: 362  Inspection Results (most recent first):  10/01/2012: VB Monitoring (Recheck) Truth In Sale of Housing Inspection (Most Recent) Type: Single Family Dwelling Report Date: May 21, 2012 Stated Owner: % Jeremy Peterson Fannie Mae Evaluator: Dan Brausen InnerSpec Smoke Detector Hardwire: Y	Under Review	<a href="#">Top</a>
12 066922 000 00 TH	882 CENTRAL AVE W		Documents: <a href="#">06/11/2012: TISH Evaluator's disclosure Report</a> Building Permit Type: Accessory Structure New Issued Date: 09/14/2009 Final Date: 06/02/2010 Contractor: Global Construction & Investment Co Inc State Valuation: \$21,000.00  Activity (most recent first): Building Permit Inspection: Final Inspection - Appd Final Inspection - Ordr Final Inspection - Ordr Final Inspection - CorrReqd Final Inspection - Ordr Slab on Grade - Appd Erosion Control Review: 09/14/2009: Approved  Architectural (R) Review: 09/14/2009: Preliminary Plan Check 09/14/2009: Approved	Completed	
09 269189 NEW 00 B	882 CENTRAL AVE W			Finalized	
09 260182 RPR 00 B	882 CENTRAL AVE W	The following "Trade" Permits are required for this project: Electrical, W.Air Vent, Plumbing,	Building Permit Type: Single Family Dwelling Repair Issued Date: 09/03/2009 Final Date: 06/02/2010 Contractor: David Youmans State Valuation: \$7,500.00	Finalized	



09 257092	882		Activity (most recent first): Building Permit Inspection: Final Inspection - Appd Final Inspection - CorrReqd Insulation - Appd Insulation - CorrReqd Framing/Structural - Appd Architectural (R) Review: 09/03/2009: Approved 08/25/2009: Preliminary Plan Check Plumbing/Gasfitting/Inside Water Piping	Final
PLB 00 PG	CENTRAL AVE W		Type: Plumbing/Inside Water (All) Residential Repair Issued Date: 08/19/2009 Final Date: 12/15/2009 Contractor: Liberty Plumbing & Htg CO Estimated Value: \$3,500.00	
09 226138	882		Activity (most recent first): MAIN-Plumbing Inspection: 12/15/2009: Final 08/26/2009: Approved Electrical Permit	Final
S&C 00 E	CENTRAL AVE W		Type: Service & Circuits Residential Repair/Alter Issued Date: 08/06/2009 Final Date: 11/05/2009 Contractor: Minnesota Retrofit Inc Estimated Value: \$2,700.00	
07 228161	882		Activity (most recent first): MAIN-Electrical Inspection: 11/05/2009: Final 08/19/2009: Approved Certificate of Occupancy	Revoked/Vacant
000 00 CO	CENTRAL AVE W		Type: Residential 1 Unit Occupancy Type: Dwelling Units Residential Units: 1 Class: A Renewal Due Date: Dec 31, 2008  09/28/2012: Revoked/Vacant	
07 228155	882		Certificate of Occupancy	Certified
000 00 CO	CENTRAL AVE W		Type: Residential 1 Unit Occupancy Type: Dwelling Units Residential Units: 1 Class: C Completed on: 12/31/2007 Paid In Full = Yes	
07 033029	882		Inspection Results (most recent first): 12/31/2007: Approved 1. Required Smoke Detector Affidavit SPLC 39.02(c) (Abated - 1st inspection) - Severity 9 2. Residential Occupancy Affidavit (Abated - 1st inspection) - Severity 9	History
000 00 CO	CENTRAL AVE W		Certificate of Occupancy Type: Residential Occupancy Type: Dwelling Units Residential Units: 1 Class: C Completed on: 12/31/2007 Paid In Full = Yes	
			Inspection Results (most recent first): 12/31/2007: Approved 1. BASEMENT AND UPSTAIRS CLOSET.: Provide Sleeping Room Egress Window MSFC1026.1 (Abated - 2nd reinspection) - Severity 9 2. REAR DOOR: Ext. Door Latch SPLC 34.09 (3), 34.32 (3) (Abated - 2nd reinspection) - Severity 3 3. REAR DOOR: Unit Dead Bolt Repair SPLC 34.09 (3) i (Abated - 2nd reinspection) - Severity 5 4. REAR DOOR: Unit Smoke Detector Required MN Stat. 299F.362 (Abated - 2nd reinspection) 5. Required Smoke Detector Affidavit SPLC 39.02(c)	

- (Abated - 4th reinspection) - Severity 9
6. Residential Occupancy Affidavit (Abated - 4th reinspection) - Severity 9
  7. Heating Equipment Maintenance SPLC 34.11 (6), 34.34 (Abated - 3rd reinspection) - Severity 5
  8. Res. Interior Allow Access SPLC 34.19 (Abated - 3rd reinspection) - Severity 2
  9. Window Screen SPLC 34.09 (3), 34.32 (3) (Abated - 3rd reinspection) - Severity 2
  10. Ext. Door SPLC 34.09 (3), 34.32 (3) (Abated - 3rd reinspection) - Severity 3
  11. Ext. Surface Accessory Structures SPLC 34.08(5), 34.31(3) (Abated - 3rd reinspection) - Severity 3
  12. Stair/deck Not Structurally Sound SPLC 34.09 (2) 34.32 (2) (Abated - 3rd reinspection) - Severity 7
  13. Ext. Guardrail SPLC 34.09 (2) 34.32 (2) (Abated - 3rd reinspection) - Severity 5
  14. Ext. Handrail SPLC 34.09 (2) 34.32 (2) (Abated - 3rd reinspection) - Severity 5
  15. Repair Damaged Elect. Fixtures MSFC 605.1 (Abated - 2nd reinspection) - Severity 5
  16. Interior Unsanitary SPLC 34.10 (5), 34.33 (4), 34.16 (Abated - 2nd reinspection) - Severity 8

11/15/2007: Correction Orders

1. Address - Not visible from street SPLC 71.01 (Abated - 2nd reinspection) - Severity 3
2. Ext. Window SPLC 34.09 (3), 34.32 (3) (Abated - 2nd reinspection) - Severity 2
3. Private Sidewalks SPLC 34.08 (10) (Abated - 2nd reinspection) - Severity 3

10/25/2007: Revoked/Occupied

08/28/2007: No Entry (fee)



39. Smoke detector Information:

Smoke detector(s) Y
Properly located Y
\*Hard-Wired \*Y

\*if N or H see note on p. 3, item 39

Disclosure Report
St. Paul Truth-In-Sale of Housing
(Carefully read this entire report)

Office Use, ONLY:

Date Received

Payment Ref:

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 882 Central Ave W
Addresses without the correct street type and/or direction may be returned and may incur a late fee.
Owner's Name: Fannie Mae, Attn: Jeremy Petrerson

Owner's Address: PO Box 241417, Apple Valley, MN 55124

Current Usage of this dwelling: [X] Single Family [ ] Townhouse [ ] Condo\* [ ] Duplex [ ] Other
\*For condominium units, this evaluation includes only those items located within the residential units and does not include the common use area, or other residential areas of the structure.

Comments:

PROPERTY LOCATION
If a box is not checked then it is not guaranteed by the City of St. Paul.

According to information provided:

\* [ ] IS A Registered Vacant Building
Cat 1: New owners must obtain written permission for occupancy.
Cat 2: Requirements include a code compliance report, 4. submit for code compliance.
Cat 3: All above requirements.
\* NOTICE: A VB status and a code compliance report are required to be sure you are in compliance.

Obviously needs work - which we are planning to do, but doesn't indicate that this house is dangerous, uninhabitable or should be condemned

INFORMATION
Information is not guaranteed by the evaluator

the City of St. Paul this property:

by Category:
the 1 year expiration date of this report.
obtain permission for occupancy.
Cat 2 or Cat 3 VB can be sold.
fees, 3. obtain a code compliance report or and a schedule for completion of all items to the City.
Certificate of Code Compliance before sale.
City's Vacant Buildings division at 651-266-1900 affect the sale of this property.

[ ] IS located within a St. Paul Heritage Preservation District or is individually designated as a Saint Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation call the City's information line at 651-266-8989.
[ ] HAS Open permits. Go to the DSI website (see below), click on "Look Up Property Information" to view information. Completion and/or occupancy restrictions or requirements may apply. Call 651-266-9090 for permit information.
[ ] IS a Verified Legal Duplex. If this dwelling is in use as a duplex and this box is not checked, contact DSI Zoning at 651-266-9008 for the most recent information. Research into a property's history may incur a fee.

You may obtain a printout of all this information by visiting the DSI website, then enter the property address as directed: www.stpaul.gov > Government > Department of Safety & Inspections, then click on "Look Up Property Information"

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 by the Fire Department to determine if there is compliance with the requirements for 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 St. 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 No. 651-266-1900.

EVALUATOR: Dan Brausen PHONE: 651-483-8407 DATE: 05/21/2012 Rev 3/2009

Address 882 CENTRAL AVE W Date 05/21/2012 page 1 of 4

Property Address: 882 Central Ave W

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

Item #	Comments
Specify location(s), where necessary	
<b>BASEMENT/CELLAR</b>	
1. Stairs and handrails	<u>B</u>
2. Basement/cellar floor	<u>B</u>
3. Foundation	<u>C,B</u>
4. Evidence of dampness or staining	<u>Y</u>
5. First floor, floor system	<u>B</u>
6. Beams and columns	<u>M</u>
<b>ELECTRICAL SERVICE(S) # of Services</b> <u>1</u>	
7. Service size:	
Amps: 30 ___ 60 ___ 100 <u>X</u> 150 ___ Other ___	
Volts: 115 ___ 115/220 <u>X</u>	
<b>BASEMENT ONLY:</b>	
8. Electrical service installation/grounding	<u>M</u>
9. Electrical wiring, outlets and fixtures	<u>M</u>
<b>PLUMBING SYSTEM</b>	
10. Floor drain(s) (basement)	<u>C</u>
11. Waste and vent piping (all floors)	<u>C</u>
12. Water piping (all floors)	<u>H</u>
13. Gas piping (all floors)	<u>M</u>
14. Water heater(s), installation	<u>M</u>
15. Water heater(s), venting	<u>M</u>
16. Plumbing fixtures (basement)	<u>M</u>
<b>HEATING SYSTEM(S) # of</b> <u>1</u>	
17. Heating plant(s): Type: <u>Air</u> Fuel: <u>Gas</u>	
a. Installation and visible condition	<u>M</u>
b. Viewed in operation (required in heating season)	<u>N</u>
c. Combustion venting	<u>B,H,C</u>
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	<u>-</u>
b. Viewed in operation	<u>-</u>
c. Combustion venting	<u>-</u>
19. ADDITIONAL COMMENTS (1 through 18)	<u>B</u>

1. B Low headroom (less than 6' 8"). Narrow stairs (less than 36"). Improper rise / run. Handrails do not return to wall at ends.
2. B Cracked slab. Damaged in areas.
3. B Cracked/damaged plaster coating in areas. Missing mortar.
3. C Plaster type coating prevents viewing in areas.
4. Foundation stains.
5. B Missing joist hangers in areas.
10. C No floor drain located.
11. C Water off- full evaluation not possible.
12. H Water off - can't fully evaluate.
- 17B Not operated-not heating season.
- 17C B Missing screw(s) on flue. Three per joint req.
- 17C C Foil tape restricts viewing if flue connections.. Not viewed in operation.
- 17C H Flue not sealed to chimney. Unsealed openings in flue.
19. B No backflow preventers at outside sillcocks.

EVALUATOR: Dan Brausen DATE: 05/21/2012



Property Address: 882 Central Ave W

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

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

	Item #	Comments
<b>KITCHEN</b>		
20. Walls and ceiling	M	Some floors out of level.
21. Floor condition and ceiling height	M	24. C See #12
22. Evidence of dampness or staining	N	25. C Water off-cannot evaluate.
23. Electrical outlets and fixtures	M	36. B Improper rise / run. Guardrail less than
24. Plumbing fixtures	C	36 inches high.
25. Water flow	C	44. C See #12
26. Window size/openable area/mechanical exhaust	M	45. C Water off-cannot evaluate.
27. Condition of doors/windows/mech. exhaust	M	52. B Some rooms do not provide 5.7 sq ft
<b>LIVING AND DINING ROOM(S)</b>		
28. Walls and ceiling	M	openable window area.
29. Floor condition and ceiling height	M	59. Stains by chimney.
30. Evidence of dampness or staining	N	61. Limited venting.
31. Electrical outlets and fixtures	M	62. C State law requires CO detectors within 10'
32. Window size and openable area	M	of bedroom doors.
33. Window and door condition	M	
<b>HALLWAYS, STAIRS AND ENTRIES</b>		
34. Walls, ceilings, floors	M	
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	M	
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 requires HWSD installation		
<b>BATHROOM(S)</b>		
40. Walls and ceiling	M	
41. Floor condition and ceiling height	M	
42. Evidence of dampness or staining	N	
43. Electrical outlets and fixtures	M	
44. Plumbing fixtures	C	
45. Water flow	C	
46. Window size/openable area/mechanical exhaust	M	
47. Condition of windows/doors/mech. exhaust	M	
<b>SLEEPING ROOM(S)</b>		
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	
53. Window and door condition	M	
<b>ENCLOSED PORCHES AND OTHER ROOMS</b>		
54. Walls, ceiling, and floor, condition	M	
55. Evidence of dampness or staining	N	
56. Electrical outlets and fixtures	M	
57. Window and door condition	M	
<b>ATTIC SPACE (Visible Areas)</b>		
58. Roof boards and rafters	M	
59. Evidence of dampness or staining	Y	
60. Electrical wiring/outlets/fixtures	M	
61. Ventilation	Y	
62. <b>ADDITIONAL COMMENTS (20 through 61)</b>	C	
CO Detector information reported here		

EVALUATOR: Dan Brausen

DATE: 05/21/2012

Page 3 of 4  
Rev 3/2009

Property Address: 882 Central Ave W

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

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

- Item #      Comments**
- 63. *B Missing / damaged mortar. Damaged areas.*
  - 64. *C Weathered areas.*
  - 65. *B Grade in areas does not promote proper drainage.*
  - 66. *B Some damaged siding. Siding lacks proper clearance to grade in areas.*
  - 73. *C Patches/repairs noted on chimney. Some damaged plaster noted.*
  - 85. *Insulation depth varies.*

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

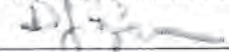
<b>FIREPLACE/WOODSTOVES # of</b>	
82. Dampers installed in fireplaces	<u>NA</u>
83. Installation	<u>NA</u>
84. Condition	<u>NA</u>

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

<b>INSULATION</b>	<b>Y/N</b>	<b>Type</b>	<b>Inches/Depth</b>
85. Attic Insulation	<u>Y</u>	<u>Loose fill</u>	<u>8</u>
86. Foundation Insulation	<u>NV</u>		
87. Kneewall Insulation	<u>NA</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.


651-483-8407
05/21/2012
Page 4 of 4

Evaluator Signature Phone Number Date 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.



























