



### 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](http://www.stpaul.gov/dsi)

Property Address: 1235 MARGARET ST  
Date of Evaluation: Apr 17, 2020  
Date of Expiration: Apr 17, 2021

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.
- Registered Vacant Building
  - Visit [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi) or call 651-266-8989

## BELOW MINIMUM

### Basement/Cellar

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

### Bathroom(s)

- Plumbing fixtures

### Enclosed Porches and Other Roc

- Walls, ceiling and floor condition

### Exterior Space

- Chimney(s)
- Cornice and trim(s)
- Drainage (grade)
- Foundation

### Hallways, Stairs and Entries

- Stairs and handrails to upper floors

### Plumbing System

- Water heater(s), installation

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

## CITY OF SAINT PAUL TRUTH-IN-SALE OF HOUSING REPORT

Address: 1235 MARGARET ST

File Number: File#: 20-027032

Date of Evaluation: Apr 17, 2020

Owner: 1235 Margaret Street Llc

Zoning District: RT1

Client Name: Travis Senenfelder

Present Occupancy: R-Single Family Dwelling

Client Contact: Travis Senenfelder 651-216-946

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Dan Brausen InnerSpec

Evaluator Contact: Work: 651-483-8407  
danbrowsin@msn.com

### Basement/Cellar

- |                                     |   |  |
|-------------------------------------|---|--|
| 1. Stairs and Handrails             | B | 1. B - Headroom less than 6 feet 8 inches. B - Stairway(s) less than 36 inches.                      |
| 2. Basement/Cellar Floor            | B | 2. B - Crawl space vapor barrier is missing/incomplete.  |
| 3. Foundation                       | B | 3. B - Loose/missing mortar. C - Limited view of crawl space(s).                                     |
| 4. Evidence of Dampness or Staining | Y | 4. C - Surface spalling noted in areas.  |
| 5. First Floor, Floor System        | B | 5. B - Wood lacks 18 inch clearance over dirt in crawl space(s). C - Limited view of crawl space(s). |
| 6. Beams and Columns                | M | 6. C - Limited view of crawl space(s).   |

### 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   | M |

### Plumbing System

- |  |   |   |
|--|---|---|
| 10. Floor drain(s) (basement)          | M | 10. C - No floor drain located.                   |
| 11. Waste and vent piping (all floors) | M | 11. C - Main cleanout not located.                |
| 12. Water piping (all floors)          | M |   |
| 13. Gas piping (all floors)            | M |   |
| 14. Water heater(s), installation      | B | 14. B - Rust noted on water heater jacket.        |
| 15. Water heater(s), venting           | M | 15. C - Tape restricts view of connection screws. |
| 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 |
|--------------------------------|---|

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17b. Type	Forced Air	
17c. Fuel	Gas	
18. Installation and visible condition	M	
19. Viewed in operation (required in heating season)	Y	
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	
<b>Kitchen</b>		
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	
<b>Living and Dining Room(s)</b>		
30. Walls and ceiling	M	
31. Floor condition and ceiling height	M	
32. Evidence of dampness or staining	N	32.
33. Electrical outlets and fixtures	M	
34. Window size and openable area	M	
35. Window and door condition	M	
<b>Hallways, Stairs and Entries</b>		
36. Walls, ceilings, floors	M	
37. Evidence of dampness or staining	N	
38. Stairs and handrails to upper floors	B	38. B - Head room less than 6 feet 8 inches.B - Steps: Improper Rise (7-3/4" max).B - Uneven risers.
39. Electrical outlets and fixtures	M	

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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
- 44. Evidence of dampness or staining Y
- 45. Electrical outlets and fixtures M
- 46. Plumbing fixtures B
- 47. Water flow M
- 48. Windows size/openable area/mechanical exhaust M
- 49. Condition of windows/doors/mechanical exhaust M

44. C - Stain noted on ceiling.(1st)

46. B - Improper putty repairs on drain assembly.

Sleeping Room(s)

- 50. Walls and ceilings M
- 51. Floor condition, area and ceiling height M
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures M
- 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
- 57. Evidence of dampness or staining N
- 58. Electrical outlets and fixtures M
- 59. Window and door condition M

56. B - Room settled - out of level.

Attic Space

- 60. Roof boards and rafters NV
- 61. Evidence of dampness or staining NV
- 62. Electrical wiring/outlets/fixtures NV
- 63. Ventilation NV

60. C - No attic access located - attic not viewed.

Exterior Space

- 64. Foundation B

64. B - Damaged areas on cement coating. C - Deck/skirting restrict view.

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65. Basement/cellar windows	M	
66. Drainage (grade)	B	66. B - Walks/patio cracked/settled in areas.B - Grade in areas does not promote proper drainage.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	M	70. C - Snow cover restricts view. C - Weathered deck components.
71. Cornice and trim(s)	B	71. B - Weathered in areas.C - Some peeling paint.
72. Roof structure and covering	M	
73. Gutters and downspouts	M	
74. Chimney(s)	B	74. B - Missing mortar.
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	NV	
86b. Attic Insulation: Type	NV	
86c. Attic Insulation: Depth	NV	
87a. Foundation Insulation: Present	N	
87b. Foundation Insulation: Type	NA	
87c. Foundation Insulation: Depth	NA	
88a. Knee Wall Insulation: Present	NV	
88b. Knee Wall Insulation: Type	NV	
88c. Knee Wall Insulation: Depth	NV	
89a. Rim Joist Insulation: Present	NV	
89b. Rim Joist Insulation: Type	NV	

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89c. Rim Joist Insulation: Depth NV

General

90. Carbon Monoxide Alarm M

General Comments

## 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: Dan Brausen InnerSpec

Phone: Work: 651-483-8407

Evaluation Date: Apr 17, 2020