



### 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: 141 WINIFRED ST W

Date of Evaluation: May 11, 2021

Date of Expiration: May 11, 2022

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

## HAZARDOUS

### Plumbing System

- Water heater(s), installation
- Water heater(s), venting
- Water piping (all floors)

### Sleeping Room(s)

- Electrical outlets and fixtures

## BELOW MINIMUM

### Basement Only

- Electrical wiring, outlets and fixtures

### Basement/Cellar

- Beams and Columns
- Stairs and Handrails

### Bathroom(s)

- Plumbing fixtures
- Water flow

### Enclosed Porches and Other Roc

- Electrical outlets and fixtures
- Walls, ceiling and floor condition
- Window and door condition

### Exterior Space

- Basement/cellar windows
- Doors (frames/storms/screens)
- Drainage (grade)
- Open porches, stairways and deck(s)
- Roof structure and covering
- Windows (frames/storms/screens)

### Garage(s)/Accessory Structure(s)

- Garage door(s)
- Roof structure and covering
- Wall structure and covering

### Hallways, Stairs and Entries

- Stairs and handrails to upper floors

### Kitchen

- Condition of doors/windows/mechanical exhaust
- Floor condition and ceiling height
- Plumbing fixtures
- Water flow

### Living and Dining Room(s)

- Electrical outlets and fixtures

### Plumbing System

- Floor drain(s) (basement)
- Gas piping (all floors)
- Plumbing fixtures (basement)

Sleeping Room(s)

- Floor condition, area and ceiling height
- Walls and ceilings
- Window and door condition

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must <u>specify the room</u> 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

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: 141 WINIFRED ST W

File Number: File#: 21-261427

Date of Evaluation: May 11, 2021

Owner: Equihance Partners Llc

Zoning District: RT1

Client Name: Equihance Partners LLC

Present Occupancy:

Client Contact: dmaietta@cbburnet.com

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Mark Felion Pro-Home Inspecti

Evaluator Contact: Work: 651-690-5463 pro-home@comcast.net

### Basement/Cellar

- |                                     |   |  |
|-------------------------------------|---|--|
| 1. Stairs and Handrails             | B | 1. B - No handrail (top). Steps lack proper rise and run. No guardrail on open side. |
| 2. Basement/Cellar Floor            | M |  |
| 3. Foundation                       | M |  |
| 4. Evidence of Dampness or Staining | Y | 4. C - Staining to walls.  |
| 5. First Floor, Floor System        | M |  |
| 6. Beams and Columns                | B | 6. B - Decay to base of column.  |

### Electrical Services

- |                                   |     |
|-----------------------------------|-----|
| 7a. Number of Electrical Services | 1   |
| 7b. Amps                          | 100 |
| 7c. Volts                         | 240 |

### Basement Only

- |  |   |   |
|--|---|---|
| 8. Electrical service installation/grounding | M |   |
| 9. Electrical wiring, outlets and fixtures   | B | 9. B - Metal pull-chain on light fixture. |

### Plumbing System

- |  |   |   |
|--|---|---|
| 10. Floor drain(s) (basement)          | B | 10. B - Broken cover.   |
| 11. Waste and vent piping (all floors) | M |   |
| 12. Water piping (all floors)          | H | 12. H - Water off. No vacuum breaker on outdoor spigot.   |
| 13. Gas piping (all floors)            | B | 13. B - Shut-off valves at clothes dryer and water heater are not ball-type.                            |
| 14. Water heater(s), installation      | H | 14. H - Discharge pipe is over 18" above floor.   |
| 15. Water heater(s), venting           | H | 15. H - Unscrewed vent pipe connections also loose seal in chimney and does not enter metal flue liner. |
| 16. Plumbing fixtures (basement)       | B | 16. B - Shower drains to floor drain. Improperly vented laundry tub also missing faucet handle.         |

### 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 |
|--------------------------------|---|

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

17b. Type	Forced Air	
17c. Fuel	Gas	
18. Installation and visible condition	M	
19. Viewed in operation (required in heating season)	N	
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	B	23. B - Loose floor covering.
24. Evidence of dampness or staining	N	
25. Electrical outlets and fixtures	M	
26. Plumbing fixtures	B	26. B - Unvented sink.
27. Water flow	B	27. B - Water service off.
28. Window size/openable area/mechanical exhaust	M	
29. Condition of doors/windows/mechanical exhaust	B	29. B - Defective thermal seal.
<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	
33. Electrical outlets and fixtures	B	33. B - Outlets lack cover plates.
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 - No handrail on top flight. Low headroom.
39. Electrical outlets and fixtures	M	

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

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 N
- 45. Electrical outlets and fixtures M
- 46. Plumbing fixtures B 46. B - Tub faucet below flood rim level. Unvented fixtures.
- 47. Water flow B 47. B - Water service off.
- 48. Windows size/openable area/mechanical exhaust M
- 49. Condition of windows/doors/mechanical exhaust M

Sleeping Room(s)

- 50. Walls and ceilings B 50. B - Cracked plaster.
- 51. Floor condition, area and ceiling height B 51. B - Worn floor covering. Missing floor board.
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures H 53. H - Light fixture hanging by wires.
- 54. Window size and openable area M
- 55. Window and door condition B 55. B - Missing door trim and hardware.

Enclosed Porches and Other Rooms

- 56. Walls, ceiling and floor condition B 56. B - Water damage (back porch).
- 57. Evidence of dampness or staining Y 57. C - Water damage (back porch).
- 58. Electrical outlets and fixtures B 58. B - Unsecured light fixture (back porch).
- 59. Window and door condition B 59. B - Cracked glass (back porch).

Attic Space

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

Exterior Space

- 64. Foundation M

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

65. Basement/cellar windows	B	65. B - Lacks proper clearance from earth.
66. Drainage (grade)	B	66. B - Grade/sidewalk lacks proper slope.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	B	68. B - Torn screen.
69. Windows (frames/storms/screens)	B	69. B - Torn and missing screens.
70. Open porches, stairways and deck(s)	B	70. B - No stairway at east door. Some decay to front stairway.
71. Cornice and trim(s)	M	
72. Roof structure and covering	B	72. B - Tarp on roof.
73. Gutters and downspouts	M	
74. Chimney(s)	M	
75. Outlets, fixtures and service entrance	M	
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	B	76. B - Tarp on roof. Decay to cornice.
77. Wall structure and covering	B	77. B - Flaking paint. Weathered siding. No alley side house numbers.
78. Slab condition	M	
79. Garage door(s)	B	79. B - Flaking paint.
80. Garage opener(s)	N	
81. Electrical wiring, outlets and fixtures	M	
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	NA	
88b. Knee Wall Insulation: Type	NA	
88c. Knee Wall Insulation: Depth	NA	
89a. Rim Joist Insulation: Present	N	
89b. Rim Joist Insulation: Type	NA	

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

89c. Rim Joist Insulation: Depth NA

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: Mark Felion Pro-Home Inspections Inc

Phone: Work: 651-690-5463

Evaluation Date: May 11, 2021