

Fire protection Information

Smoke detector(s) No
Properly located Yes
*Hard-wired *Yes
* if N or H see note on p. 3 item 39

Disclosure Report
Saint 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: 312 King St. West

Addresses without the correct street type and/or direction may be returned and may incur a late fee

Owner's Name: FEDERAL NATIONAL MORTGAGE ASSOC C/O FANNIE MAE

Owner's Address: 14221 DALLAS PKWY STE 1000 DALLAS TX 75254-2946

include City, State if NOT St. Paul and ALL Zip code, EVEN IN St. Paul

Current usage of: **Single Family** **Townhouse** **Condo***
This dwelling **Duplex** Usage may not be legal. See below

* For condominium units, this evaluation includes only those items located within the residential units and does not include the common use areas, or other residential areas of the structure.

Comments:

PROPERTY LOCATION AND POSSIBLE USE RESTRICTION INFORMATION

If a box is not checked then the information does not apply to this dwelling. This information is not guaranteed by the evaluator nor by the city of St. Paul

According to information provided to Truth-in-Sale of Housing Evaluators by the City of Saint Paul this property:

IS A Registered Vacant Building, The conditions applicable to a sale are different by Category:

Even if this box not now marked this dwelling may **become** a vacant building before the 1 year expiration date of this report

Cat. 1 : New owners must re-register the building and pay all outstanding fees and obtain permission for occupancy.

Written permission from the city of St. Paul is required before a Cat 2 or Cat 3 VB can be sold.

Cat. 2 : Requirements include: 1. Register/re-register the building. 2. Pay outstanding fees 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.

Cat 3 : All of the above requirements **AND** obtain a **Certificate of Occupancy** or **Certificate of Code Compliance** before sale

* **NOTICE:** A VB status and or category can change at any time. You must contact the City's vacant building division at 651-266-1900 to be sure you are fully informed of all the conditions and requirements that may affect the sale of this property

IS located within a Saint 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 call the City's Information line at **651-266-8989**

HAS **Open permits.** Go to DSI website (see Below) **click on "Look Up Permits and Property Information"** to view information Completion and or/or Occupancy restrictions may apply. Contact **DSI** at 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 a hard-wired smoke detector in single family residences.
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 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. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
6. 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: American Central Inspections, Brice Staeheli **PHONE:** (651) 293-0100 **DATE:** 05-18-12
Rev 3/2009

Address: 312 King St. West

Date: 05-18-12

page 1 of 4

Property address: 312 King St. West

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> Specify locations(s), where necessary
BASEMENT/CELLAR			
	C	1-81	Storage prevents full evaluation of all areas, items marked as "M" refer only to what is readily visible at time of inspection
1. Stairs and Handrails.....	H	1	Missing tread
2. Basement/cellar floor.....	M	1-B	No open side protection, improper handrail, improper guardrail, low headroom
3. Foundation.....	B		
4. Evidence of dampness or staining.....	Y	4	Old water stains
5. First floor, floor system.....	B	3	Cracked, peeling finish, missing mortar
6. Beams and columns.....	M	5	Deteriorated joist

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.	H	8	Missing knockouts
9. Electrical wiring, outlets and fixtures...	B	8-B	Incomplete indexing
		9	Improper routing, power off

PLUMBING SYSTEM

10. Floor drain(s) (basement).....	B	10	Debris in floor drain
11. Waste and vent piping (all floors).....	M	10-C	Cover sealed, limited view
12. Water piping (all floors).....	B	12	Threaded faucets lack backflow prevention, damage to supply piping
13. Gas piping (all floors).....	M		
14. Water heater(s) installation.....	B	14	Some rust
15. Water heater(s) venting.....	H	15	Not sealed into chimney
16. Plumbing fixtures (basement).....	H	15-B	Missing screws on flue line, may not be into metal liner
		16	Water off at time of inspection

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

- 17. Heating plant(s): Fuel: GAS Type: FA
 - a. Installation and visible condition B 17a Dirty
 - b. Viewed in operation (required during heating season)N
 - c. Combustion venting..... B 17c Missing screws on flue line

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)...M

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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	Cracks
21. Floor condition and ceiling height.....	B	21,29,34,41,49,54	Floors off level
22. Evidence of dampness or staining.....	N	23,31,37,43,51,56-B	Damaged fixtures, power off
23. Electrical outlets and fixtures.....	H	23,31,37,43,51,56	Open electrical
24. Plumbing systems.....	H	24,44	Water off at time of inspection
25. Water flow.....	C	25,45	No water flow
26. Window size and openable area.....	M	27,33,38,47,53,57	Broken/jagged glass
27. Window and door condition.....	H	27,33,38,47,53,57-B	Missing hold open hardware, peeling paint, deteriorated
LIVING AND DINING ROOM(S)			
28. Walls and ceiling.....	B		
29. Floor condition and ceiling height.....	B		
30. Evidence of dampness or staining.....	N		
31. Electrical outlets and fixtures.....	H		
32. Window size and openable area.....	M		
33. Window and door condition.....	H		
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	Improper handrail, improper guardrail
37. Electrical outlets and fixtures.....	H		
38. Window and door condition.....	H		
39. Smoke detector(s).....	N	39	No detector installed
Properly located.....	Y		
Hard-wired (HWSD)	*Y		
*if N or H in a single family home then SPFire Dept required HWSD installation			
BATHROOMS(S)			
40. Walls and ceiling.....	B		
41. Floor condition.....	B		
42. Evidence of dampness or staining.....	N		
43. Electrical outlets and fixtures.....	H		
44. Plumbing fixtures.....	H		
45. Water Flow.....	C		
46. Window size /openable area or mechanical exhaust	M		
47. Condition of windows/mechanical exhaust/doors ...	H		
SLEEPING ROOM(S)			
48. Walls and ceiling.....	B		
49. Floor condition, area, and ceiling height..	B		
50. Evidence of dampness or staining.....	N		
51. Electrical outlets and fixtures.....	H		
52. Window size and openable area.....	B	52	Windows do not meet current egress code
53. Window and door condition.....	H		
ENCLOSED PORCHES AND OTHER ROOMS			
54. Walls and floor condition.....	B		
55. Evidence of dampness or staining.....	N		
56. Electrical outlets and fixtures.....	H		
57. Window and door condition.....	H		
ATTIC SPACE (Visible Areas)			
58. Roof boards and rafters.....			Access not possible/ small scuttle could not fully evaluate
59. Evidence of dampness or staining.....			
60. Electrical wiring/outlets/fixtures.....			
61. Ventilation.....			
62. ADDITIONAL COMMENTS (20 through 61)	M		
CO Detector information reported here			

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			<u>Item #</u>	<u>Comments</u>
EXTERIOR (Visible Areas)				
63.	Foundation.....	B	63	Cracks
64.	Basement/cellar windows.....	B	64	Missing screens and storms, deteriorated
65.	Drainage (grade).....	B	65	Areas lack pitch away from house
66.	Exterior walls.....	M		
67.	Doors (frames/storms/screens).....	B	67	Storm door missing components, damaged, deteriorated
68.	Windows (frames/storms/screens).....	M		
69.	Open porches, stairways and decks.....	M		
70.	Cornice and trim.....	M		
71.	Roof covering and flashing.....	B	71	Worn/some curling shingles
72.	Gutters and downspouts.....	M		
73.	Chimneys.....	M		
74.	Outlets, fixtures and service entrance.....	M		

GARAGE (S) / ACCESSORY STRUCTURE (S)

75.	Roof structure and covering.....	B	75,76	Dilapidated
76.	Wall structure and covering.....	B		
77.	Slab condition.....	C	77-80	Locked at time of inspection
78.	Garage doors.....	C		
79.	Garage opener- (see important notice #6) .	C		
80.	Electric wiring, outlets and fixtures.....	C		
81.	Additional Comments(63 through 80)			
	FIREPLACE/WOODSTOVES # OF		0	
82.	Dampers installed in fireplaces.....			
83.	Installation.....			
84.	Condition.....			

.....
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 Stachel

651-293-0100
Phone Number

05-18-12
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.