

Property Address: 690 Watson 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

**BASEMENT/CELLAR**

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

- Item #**      **Comment**  
Specify location(s), where necessary
- 1. Improper handrail. Door swings over staircase. Uneven treads and risers.
  - 2. Damaged tiles.
  - 3. Crumbling mortar and stones in crawl space areas.

**ELECTRICAL SERVICE(S) # of Services** 1

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

5. Sagging main beam. Some areas were not visible.

**BASEMENT or METER LOCATION(S) ONLY:**

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

9. Metal pull chain type light fixture above laundry tubs.

**PLUMBING SYSTEM**

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

10. Clogged floor drain. Missing cleanout plug.

11-12. Water shut off.

14. No discharge pipe at press/temp relief valve. Undersized water supply piping.

15. Improperly installed vent piping.

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

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

16. Laundry tubs and sink are not vented. No backflow preventer at laundry tub spigot.

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: NA
- a. Installation and visible condition ..... \_\_\_\_\_
  - b. Viewed in operation ..... \_\_\_\_\_
  - c. Combustion venting ..... \_\_\_\_\_

19. **ADDITIONAL COMMENTS (1 through 18)** ..... N

EVALUATOR: Richard Kilian DATE: 12-14-12

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

	Item #	Comment
<b>KITCHEN</b>		
20. Walls and ceiling .....	M	
21. Floor condition and ceiling height .....	M	24-25H. Water shut off.
22. Evidence of dampness or staining .....	N	
23. Electrical outlets and fixtures .....	B	
24. Plumbing fixtures .....	H/B	24B Sink is not properly vented.
25. Water flow .....	H	
26. Window size/openable area/mechanical exhaust .	M	
27. Condition of windows/doors/mech. exhaust .....	M	
<b>LIVING AND DINING ROOM(S)</b>		
28. Walls and ceiling .....	M	
29. Floor condition and ceiling height .....	M	
30. Evidence of dampness or staining .....	N	
31. Electrical outlets and fixtures .....	M	
32. Window size and openable area .....	M	44-45. Water shut off.
33. Window and door condition .....	M	
<b>HALLWAYS, STAIRS AND ENTRIES</b>		
34. Walls, ceilings, floors .....	M	
35. Evidence of dampness or staining .....	Y	49. Low ceiling height at 2nd floor
36. Stairs and handrails to upper floors .....	M	
37. Electrical outlets and fixtures .....	M	
38. Window and door condition .....	M	
39. Smoke detector(s) .....	Y	53. Broken glass.
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	58-61. Undersized access. Not evaluated.
41. Floor condition and ceiling height .....	M	
42. Evidence of dampness or staining .....	N	
43. Electrical outlets and fixtures .....	M	
44. Plumbing fixtures .....	H	62. No CO detectors.
45. Water flow .....	H	
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 and ceiling height .....	B	
50. Evidence of dampness or staining .....	N	
51. Electrical outlets and fixtures .....	M	
52. Window size and openable area .....	M	
53. Window and door condition .....	B	
<b>ENCLOSED PORCHES AND OTHER ROOMS</b>		
54. Walls, ceiling, and floor, condition .....	NA	
55. Evidence of dampness or staining .....		
56. Electrical outlets and fixtures .....		
57. Window and door condition .....		
<b>ATTIC SPACE (Visible Areas)</b>		
58. Roof boards and rafters .....	C	
59. Evidence of dampness or staining .....	C	
60. Electrical wiring/outlets/fixtures .....	C	
61. Ventilation .....	C	
62. ADDITIONAL COMMENTS (20 through 61) ....	H	
CO Detector information reported here		

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DATE: 12-14-12

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	<u>Item #</u>	<u>Comment</u>
<b>EXTERIOR (Visible Areas)</b>		
63. Foundation .....	C	63. Some areas were not visible.
64. Basement/cellar windows .....	B	
65. Drainage (grade) .....	B	64. Boarded
66. Exterior walls .....	M	65. Inadequate.
67. Doors (frames/storms/screens) .....	B	
68. Windows (frames/storms/screens) .....	B	67. Damaged/missing hardware.
69. Open porches, stairways and decks .....	B	
70. Cornice and trim .....	M	
71. Roof structure and covering .....	C	68. Torn screens.
72. Gutters and downspouts .....	M	69. Missing handrails.
73. Chimneys .....	B	
74. Outlets, fixtures and service entrance .....	M	71. Snow covered roof. Not evaluated
<b>GARAGE(S)/ACCESSORY STRUCTURE(S)</b>		
75. Roof structure and covering .....	C/B	73. No visible metal flue liner.
76. Wall structure and covering .....	B	75C. Snow covered roof.
77. Slab condition .....	B	75B. Water damaged porch ceiling.
78. Garage door(s) .....	B	
79. Garage opener(s) - (see important notice #6) .....	Y	76. Peeling paint. Deteriorated wood
80. Electrical wiring, outlets and fixtures .....	M	Broken glass.
81. ADDITIONAL COMMENTS (63 through 80) ....	N	77. Cracked.
<b>FIREPLACE/WOODSTOVES # of</b>		
82. Dampers installed in fireplaces .....	NA	78. Damaged springs.
83. Installation .....		
84. Condition .....		68. Cracked/broken glass. Peeling paint. Deteriorated wood.

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**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	NV		
86. Foundation Insulation	N		
87. Knee Wall Insulation	NV		
88. Rim Joist Insulation	N		
89. ADDITIONAL COMMENTS (82 through 88) .....			N

I hereby certify 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 I have noted all conditions found that do not conform to the minimum standards of maintenance.

  
 Evaluator Signature Richard Kilian Phone Number 612-599-6102 Date 12-14-12  
 Printed Name: Richard Kilian Page 4 of 4  
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**IMPORTANT NOTICES**

1. 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, 651-266-9090. (Saint 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 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.
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.