



### 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: 828 OTTAWA AVE  
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 the following open permits:
  - PG - 15 149331 - - Active/Issued

## HAZARDOUS

### General

- Carbon Monoxide Alarm

### Hallways, Stairs and Entries

- Electrical outlets and fixtures

### Heating System(s)

- Installation and visible condition

### Kitchen

- Electrical outlets and fixtures

### Living and Dining Room(s)

- Electrical outlets and fixtures

### Plumbing System

- Floor drain(s) (basement)

## BELOW MINIMUM

### Basement/Cellar

- Stairs and Handrails

### Exterior Space

- Drainage (grade)

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

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

### Hallways, Stairs and Entries

- Stairs and handrails to upper floors

### Plumbing System

- Gas piping (all floors)
- Plumbing fixtures (basement)

### Sleeping Room(s)

- Floor condition, area and ceiling height
- Window size and openable area

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: 828 OTTAWA AVE

File Number: File#: 20-027105

Date of Evaluation: Apr 17, 2020

Owner: Judith J Roode

Zoning District: R4

Client Name: Virginia Rovainen

Present Occupancy:

Client Contact: Virginia Rovainen

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Tony (A.J.) Wrobel A.J. Wrobel

Evaluator Contact: Work: 651-276-2055  
ajwrobelhomeinspections@yahoo.com

### Basement/Cellar

- |                                     |   |   |
|-------------------------------------|---|---|
| 1. Stairs and Handrails             | B | 1. B - Steep / narrow stairs. Lacking handrail end returns. Low headroom. Lacking guardrails. |
| 2. Basement/Cellar Floor            | M |   |
| 3. Foundation                       | M |   |
| 4. Evidence of Dampness or Staining | Y | 4. C - Stain/spalling/efflorescence in areas.   |
| 5. First Floor, Floor System        | M |   |
| 6. Beams and Columns                | M |   |

### 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)          | H | 10. H - Dry floor drain - no visible trap  |
| 11. Waste and vent piping (all floors) | M |  |
| 12. Water piping (all floors)          | M |  |
| 13. Gas piping (all floors)            | B | 13. B - Obsolete gas valve - boiler  |
| 14. Water heater(s), installation      | M |  |
| 15. Water heater(s), venting           | M |  |
| 16. Plumbing fixtures (basement)       | B | 16. B - Basement shower drains to floor drain. Removed/broken off handles at shower water supply<br>H - Gas dryer vent is apart - vents into basement. |

### 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	Hot Water	
17c. Fuel	Gas	
18. Installation and visible condition	H	18. H - Not present - NO DCIVA (Double check intermittent valve assembly on boiler water supply.) B - Rusted / scorched areas. Deteriorated seals.
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	H	25. H - Open electrical box (missing ceiling light)
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	Y	
33. Electrical outlets and fixtures	H	33. H - Open electrical box (missing smoke alarm)
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 - Steep / narrow stairs. Lacking handrail end returns. Low headroom at bottom of steps.

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

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39. Electrical outlets and fixtures	H	39. H - Open electrical box (missing smoke alarm 1st fl)
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	M	46. C - Stored items on top of toilet tank lid, not lifted off.C - Stored items in tub - fixture not tested
47. Water flow	M	
48. Windows size/openable area/mechanical exhaust	M	
49. Condition of windows/doors/mechanical exhaust	M	

Sleeping Room(s)

50. Walls and ceilings	M	
51. Floor condition, area and ceiling height	B	51. B - Low headroom 2nd fl
52. Evidence of dampness or staining	Y	
53. Electrical outlets and fixtures	M	
54. Window size and openable area	B	54. B - Does not meet egress - Window size is below minimum standards.
55. Window and door condition	M	

Enclosed Porches and Other Rooms

56. Walls, ceiling and floor condition	M
57. Evidence of dampness or staining	N
58. Electrical outlets and fixtures	M
59. Window and door condition	M

Attic Space

60. Roof boards and rafters	NV	60. 60-63 C No access located
61. Evidence of dampness or staining	NV	
62. Electrical wiring/outlets/fixtures	NV	
63. Ventilation	NV	

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### Exterior Space

64. Foundation	M	
65. Basement/cellar windows	M	
66. Drainage (grade)	B	66. B - Low grade areas. Settled sidewalk.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	M	
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	
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 - Deteriorated shingles
77. Wall structure and covering	B	77. B - Damaged / worn / incomplete siding areas. Siding in contact with grade. Trees growing along structure 77-81 C Full of storage inside
78. Slab condition	B	78. B - Slab cracked in areas.
79. Garage door(s)	B	79. B - Damaged doors. West door wont close
80. Garage opener(s)	N	
81. Electrical wiring, outlets and fixtures	M	81. C - Limited access

### 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	NA
86c. Attic Insulation: Depth	NA
87a. Foundation Insulation: Present	NA
87b. Foundation Insulation: Type	NA
87c. Foundation Insulation: Depth	NA
88a. Knee Wall Insulation: Present	NV
88b. Knee Wall Insulation: Type	NA

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88c. Knee Wall Insulation: Depth NA

89a. Rim Joist Insulation: N

Present

89b. Rim Joist Insulation: Type NA

89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm H

90. H - CO detectors not located.

General Comments M

C - This is not a buyers inspection. Limited access due to stored items / limited inspection of all listed items, inspectors do no move personal property. All exterior / roof level items are limited review from ground. Inspector does not access roof system.

## 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: Tony (A.J.) Wrobel A.J. Wrobel Home Inspections

Phone: Work: 651-276-2055

Evaluation Date: Apr 17, 2020