

Property Address: 1084 Euclid St

Rating Key: M = Meets minimum B = Below minimum C = See Comment H = Hazardous Y = Yes N = No NV = Not Visible/Viewed NA = Not Applicable

**Item #**      **Comments**  
Specify location(s), where necessary

*Areas concealed - finished off. Item ratings reflect only to what is readily visible.*

**BASEMENT/CELLAR**

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

- 1. *B Low headroom (less than 6' 8"). Improper rise / run. No guardrail on open side of stairs. Improper handrail. Narrow stairs (less than 36").*
- 4. *Stains at base of walls.*
- 5. *C Missing joist hangers in areas.*
- 6. *B Decay at post base(s). Improper notching of beams.*
- 6. *C Splits noted in posts in areas.*
- 9. *B Improperly routed NM wiring in areas. Improperly supported NM type wiring in areas.*
- 9. *H Ungrounded 3 prong outlets.*
- 10. *C Cover secured - not fully evaluated.*
- 11. *B ABS & PVC plastic glued together.*
- 13. *H Uncapped dryer supply.*
- 14. *B No cold water shut-off valve provided.*
- 15. *B Improper clearance to combustibles. Single wall Class C flue piping requires 6" clearance to combustibles. Missing screws on flue. Three per joint required.*
- 17C *B Scale deposits noted under draft hood.*

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

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

**BASEMENT ONLY:**

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

**PLUMBING SYSTEM**

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

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

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

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

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

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

**Item #                      Comments**

**KITCHEN**

- 20. Walls and ceiling . . . . .   M
- 21. Floor condition and ceiling height . . . . .   M
- 22. Evidence of dampness or staining . . . . .   N
- 23. Electrical outlets and fixtures . . . . .   B
- 24. Plumbing fixtures . . . . .   M
- 25. Water flow . . . . .   M
- 26. Window size/openable area/mechanical exhaust . . . . .   M
- 27. Condition of doors/windows/mech. exhaust . . . . .   M

- Some floors out of level. Some upper sashes painted shut.*
- 23. *B Improperly supported receptacle in pantry area.*
- 36. *B Headroom less than 6' 8". Improper rise / run.*
- 58. *C No visible attic access.*
- 62. *C State law requires CO detectors within 10' of bedroom doors.*

**LIVING AND DINING ROOM(S)**

- 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
- 33. Window and door condition . . . . .   M

**HALLWAYS, STAIRS AND ENTRIES**

- 34. Walls, ceilings, floors . . . . .   M
- 35. Evidence of dampness or staining . . . . .   N
- 36. Stairs and handrails to upper floors . . . . .   B
- 37. Electrical outlets and fixtures . . . . .   M
- 38. Window and door condition . . . . .   M
- 39. Smoke detector(s) . . . . .   Y
- Properly located . . . . .   Y
- \* Hard-wired (HWSD) . . . . .   Y

\*if N or H in a single family home then SPFire Dept requires HWSD installation

**BATHROOM(S)**

- 40. Walls and ceiling . . . . .   M
- 41. Floor condition and ceiling height . . . . .   M
- 42. Evidence of dampness or staining . . . . .   N
- 43. Electrical outlets and fixtures . . . . .   M
- 44. Plumbing fixtures . . . . .   M
- 45. Water flow . . . . .   M
- 46. Window size/openable area/mechanical exhaust . . . . .   M
- 47. Condition of windows/doors/mech. exhaust . . . . .   M

**SLEEPING ROOM(S)**

- 48. Walls and ceiling . . . . .   M
- 49. Floor condition, area, and ceiling height . . . . .   M
- 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 . . . . .   M

**ENCLOSED PORCHES AND OTHER ROOMS**

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

**ATTIC SPACE (Visible Areas)**

- 58. Roof boards and rafters . . . . .   C
- 59. Evidence of dampness or staining . . . . .   NA
- 60. Electrical wiring/outlets/fixtures . . . . .   NA
- 61. Ventilation . . . . .   NA
- 62. **ADDITIONAL COMMENTS (20 through 61)**   C

CO Detector information reported here

**EXTERIOR (Visible Areas)**

63. Foundation	<u>M</u>
64. Basement/cellar windows	<u>C,B</u>
65. Drainage (grade)	<u>C</u>
66. Exterior walls	<u>M</u>
67. Doors (frames/storms/screens)	<u>M</u>
68. Windows (frames/storms/screens)	<u>B</u>
69. Open porches, stairways and decks	<u>M</u>
70. Cornice and trim	<u>M</u>
71. Roof structure and covering	<u>M</u>
72. Gutters and downspouts	<u>M</u>
73. Chimneys	<u>B</u>
74. Outlets, fixtures and service entrance	<u>M</u>

- Item #      Comments**
- 64. B Grade fill components in contact with window.
  - 64. C Weathered areas.
  - 65. C Landscaping restricts full viewing of grade.
  - 68. B Weathered/damaged in areas. Peeling paint.
  - 73. B Loose/missing mortar. Loose brick.

**GARAGE(S)/ACCESSORY STRUCTURE(S)**

75. Roof structure and covering	<u>NA</u>
76. Wall structure and covering	<u>NA</u>
77. Slab condition	<u>NA</u>
78. Garage doors(s)	<u>NA</u>
79. Garage opener(s) - (see important notice #6)	<u>NA</u>
80. Electrical wiring, outlets and fixtures	<u>NA</u>
81. <b>ADDITIONAL COMMENTS (62 through 80)</b>	<u>NA</u>

**FIREPLACE/WOODSTOVES # of** 0

82. Dampers installed in fireplaces	<u>NA</u>
83. Installation	<u>NA</u>
84. Condition	<u>NA</u>



**SUPPLEMENTAL INFORMATION** No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

<b>INSULATION</b>	<b>Y/N</b>	<b>Type</b>	<b>Inches/Depth</b>
85. Attic Insulation	<u>NV</u>		
86. Foundation Insulation	<u>NV</u>		
87. Kneewall Insulation	<u>NV</u>		
88. Rim Joist Insulation	<u>NV</u>		

89. **ADDITIONAL COMMENTS (81 through 88)** NA

**I hereby certify I prepared this report in compliance with the St. 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.**

	651-483-8407	10/24/2014	Page <u>4</u> of <u>4</u>
Evaluator Signature	Phone Number	Date	Rev 3/2009

**Printed Name:** Dan Brausen

**IMPORTANT NOTICES**

1. Any 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.)
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 St. 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.