

Property Address: 778 University Ave W

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
BASEMENT/CELLAR	
1. Stairs and handrails	<u>B</u>
2. Basement/cellar floor	<u>M</u>
3. Foundation	<u>M</u>
4. Evidence of dampness or staining	<u>Y</u>
5. First floor, floor system	<u>M</u>
6. Beams and columns	<u>M</u>
ELECTRICAL SERVICE(S) # of Services <u>1</u>	
7. Service size:	
Amps: 30 <u> </u> 60 <u> </u> 100 <u>X</u> 150 <u> </u> Other <u> </u>	
Volts: 115 <u> </u> 115/220 <u>X</u>	
BASEMENT ONLY:	
8. Electrical service installation/grounding	<u>C</u>
9. Electrical wiring, outlets and fixtures	<u>M</u>
PLUMBING SYSTEM	
10. Floor drain(s) (basement)	<u>M</u>
11. Waste and vent piping (all floors)	<u>M</u>
12. Water piping (all floors)	<u>B</u>
13. Gas piping (all floors)	<u>M</u>
14. Water heater(s), installation	<u>B</u>
15. Water heater(s), venting	<u>M</u>
16. Plumbing fixtures (basement)	<u>M</u>
HEATING SYSTEM(S) # of <u>1</u>	
17. Heating plant(s): Type: <u>Air</u> Fuel: <u>Gas</u>	
a. Installation and visible condition	<u>M</u>
b. Viewed in operation (required in heating season)	<u>N</u>
c. Combustion venting	<u>M</u>
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: <u> </u> Fuel: <u> </u>	
a. Installation and visible condition	<u>-</u>
b. Viewed in operation	<u>-</u>
c. Combustion venting	<u>-</u>
19. ADDITIONAL COMMENTS (1 through 18)	<u>-</u>

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

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

LIVING AND DINING ROOM(S)	
28. Walls and ceiling	<u>M</u>
29. Floor condition and ceiling height	<u>M</u>
30. Evidence of dampness or staining	<u>N</u>
31. Electrical outlets and fixtures	<u>M</u>
32. Window size and openable area	<u>M</u>
33. Window and door condition	<u>M</u>

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

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

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

SLEEPING ROOM(S)	
48. Walls and ceiling	<u>M</u>
49. Floor condition, area, and ceiling height	<u>M</u>
50. Evidence of dampness or staining	<u>N</u>
51. Electrical outlets and fixtures	<u>M</u>
52. Window size and openable area	<u>M</u>
53. Window and door condition	<u>B</u>

ENCLOSED PORCHES AND OTHER ROOMS	
54. Walls, ceiling, and floor, condition	<u>NA</u>
55. Evidence of dampness or staining	<u>NA</u>
56. Electrical outlets and fixtures	<u>NA</u>
57. Window and door condition	<u>NA</u>

ATTIC SPACE (Visible Areas)	
58. Roof boards and rafters	<u>C</u>
59. Evidence of dampness or staining	<u>N</u>
60. Electrical wiring/outlets/fixtures	<u>M</u>
61. Ventilation	<u>Y</u>
62. ADDITIONAL COMMENTS (20 through 61)	<u>M</u>

CO Detector information reported here

Item # Comments

27. *B Sashes nailed / screwed shut.*
36. *B To attic: No guardrail at top of stairway. Tread depth less than 9". Low headroom (less than 6' 8"). Handrail missing. To 2nd floor: Handrail is not continuously graspable for the full length of the stairway.*
53. *B Missing sash locks at various windows. Some sashes nailed / screwed shut. Upper sashes painted shut. Missing / broken sash cords.*
58. *C Charred rafters, evidence of fire in attic.*
61. *No soffit vents.*

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63. Foundation	<u>M</u>
64. Basement/cellar windows	<u>B</u>
65. Drainage (grade)	<u>M</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>B</u>
70. Cornice and trim	<u>M</u>
71. Roof structure and covering	<u>M</u>
72. Gutters and downspouts	<u>B</u>
73. Chimneys	<u>M</u>
74. Outlets, fixtures and service entrance	<u>M</u>

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. ADDITIONAL COMMENTS (62 through 80)	<u>NA</u>

82. Dampers installed in fireplaces _____

83. Installation _____

84. Condition _____

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85. Attic Insulation	<u>Y</u>	<u>cellulose</u>	<u>varies</u>
86. Foundation Insulation	<u>NV</u>		
87. Kneewall Insulation	<u>NA</u>		
88. Rim Joist Insulation	<u>N</u>		

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.

<u>GEORGE URY</u>	<u>952.915.6466</u>	<u>09/12/2015</u>	Page <u>4</u> of <u>4</u>
Evaluator Signature	Phone Number	Date	Rev 3/2009

Printed Name: George Ury

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.