Property Address:	908 Russell St St. Paul, MN 55106	
Troperty Address.	900 KUSSEH SLAL, FAIIL IVIN 55100	

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

R	A	SEN	1EN	T	/CEI	LAR

1. Stairs and Handrails	
2. Basement/cellar floor	B with I
3. Foundation	2. B- I C 3. C- (
4. Evidence of dampness or staining	J. C V
5. First floor, floor system	
6. Beams and columns	5. B- I
	openir Stainii
ELECTRICAL SERVICE(S) # of Services	
7. Service size:	house
Amps: 30 60 100 _X 150 Other _	
Volts: 115 115/230X	9. H-C
BASEMENT or METER LOCATION(S) ONLY	
8. Electrical service installation/grounding	function H
9. Electrical wiring, outlets, and fixtures	11. D-
	B- Fle
PLUMBING SYSTEM	floor 14. B-
10. Floor drain(s) (basement)	H piping
11. Waste and vent piping (all floors)	C- Wa
12. Water piping (all floors)	10.11-
13. Gas piping (all floors)	
14. Water heater(s), installation	17 b. 0
15. Water heater(s), venting	
16. Plumbing fixtures (basement)	
HEATING SYSTEM(S) # of	1
17. Heating plant(s): Type:Forced airFuel:Gas	
a. Installation and visible condition	
b. Viewed in operation (required in heating season)	
c. Combustion venting	<u>C</u>
The Evaluator is NOT required to operate the heating during heating season, between October 15 and April	
18. Additional heading unit(s) Type:N/A Fuel:	_NA
a. Installation and visible condition	NA
b. Viewed in operation	NA

c. Combustion venting NA

19. ADDITIONAL COMMENTS (1 through 18)

John Vruno

EVALUATOR:

tem #	Commen
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Specify location(s), where necessary

1. B- Low headroom Treads less than 9" in length. Bstairs lacks complete railing and guardrail system Intermediate rails less than 4 " apart

- Lack vapor barrier in crawl space
- Crawl space portions not visible
- Stains on foundation walls. Seepage, water on floor. ar front wall full of water
- Lacks proper framing around stairway/hatch

ng below bathroom. C-Crawl space portions not

- Electric service grounding loop at water meter to side disconnected.
- rcuits not fully indexed
- Open electrical box at floor joist
- posed threads at light fixture above laundry
- Floor drain clean out plug missing, drain must be onal with plug installed
- Unapproved rubber type coupling near main stack
- Exterior water faucet lack backflow prevention
- ex water supply connectors unapproved through
- Flexible connectors are unapproved for water for water heaters
- ter heater off, not viewed operating
- Taped repair at Laundry tub drain piping.
- undry tub clogged
- B- Filter clogged, lacks change
- C- Non heating season, not fully evaluated.
- C- Not viewed operating

Rev 3/2009

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Item # **Comment**

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

KITCHEN	acor must	speen, and room to winer a Comment is related.
20. Walls and ceiling	М	27. H- Broken glass, boarded windows
21. Floor condition and ceiling height	M	28. B- Damaged walls
22. Evidence of dampness or staining	N	33. H- Broken glass
23. Electrical outlets and fixtures	M	B- Damaged and boarded windows
24. Plumbing fixtures		B-Front door screwed shut, frame damage
25. Water flow		39. H- Hardwired smoke detector disconnect / removed.
26. Window size/openable area/mechanical exhaust	M	Hardwired smoke detector required to be connected and
27. Condition of windows/doors/mech. exhaust	Н	properly functional
LIVING AND DINING ROOM(S)		H-Non functional detector in sleeping room
28. Walls and ceiling	R	42. Y- Staining at walls
29. Floor condition and ceiling height	M	43. H- Faulty, non functional GFCI outlet
30. Evidence of dampness or staining	N	44. H- Shower sprayer hose lacks backflow prevention
31. Electrical outlets and fixtures	M	B- Tub faucet leaks
32. Window size and openable area	M	46. B- Boarded window
33. Window and door condition	H	47. B- Boarded window
HALLWAYS, STAIRS AND ENTRIES		48. B- Damaged walls
34. Walls, ceilings, floors	М	53. B- Damaged, boarded windows
35. Evidence of dampness or staining	M	54. B- Peeling paint at Ceiling and floor
36. Stairs and handrails to upper floors	NΔ	B- Loose blocks below porch
37. Electrical outlets and fixtures	M	55. Y- Front porch ceiling stained
38. Window and door condition	M	57. H- Broken window and door glass
39. Smoke Alarm/Carbon Monoxide Detector(s)	Y	58. B- Damaged roof boards
Properly located	Y	59. Y- Stains on rafters and boards.
* Hard-Wired (HWSD)		62. H- Lacks CO detector within 10 ft of sleeping rooms
* if N or H in SINGLE FAMILY HOME the SPFire Dept requires H	WSD install	ation
BATHROOM(S)		
40. Walls and ceilings	M	
41. Floor condition and ceiling height	M	
42. Evidence of dampness or staining	Y	
43. Electrical outlets and fixtures	Н	
44. Plumbing fixtures	Н	
45. Water flow		
46. Window size/openable area/mechanical exhaust _		
47. Condition of windows/doors/mech. exhaust	В	
SLEEPING ROOM(S)		
48. Walls and ceilings	В	
49. Floor condition and ceiling height	M	
50. Evidence of dampness or staining		
51. Electrical outlets and fixtures		
52. Window size and openable area		
53. Window and door condition	В	
ENCLOSED PORCHES AND OTHER ROO	MS	
54. Walls, ceiling, and floor condition	В	
55. Evidence of dampness or staining	Y	
56. Electrical outlets and fixtures		
57. Window and door condition	Н	
ATTIC SPACE (Visible Areas)		
58. Roof boards and rafters	В	
59. Evidence of dampness or staining		
60. Electrical wiring/outlets/fixtures	M	
61. Ventilation		
62. ADDITIONAL COMMENTS (20 through 61)	Н	
CO Detector information reported here		Page 3 of4
EVALUATOR: John Vruno		DATE:7/6/2016
		Rev 3/2009

Property Address: 908 Russell St St. Paul, MN 55106 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 # **Comment EXTERIOR** (Visible Areas) 64. B- Boarded basement windows 63. Foundation M 65. B- Grading lacks slope away from building at 64. Basement/cellar windows B portions 65. Drainage (grade)______B 67. B- Damaged doors 66. Exterior walls M 68. H- Broken glass 67. Doors (frames/storms/screens) 69. B- Rear stair tread less than 9" 68. Windows (frames/storms/screens) H 73. B- Deteriorated clay liner 69. Open porches, stairways and decks 70. Cornice and trim M 71. Roof structure and covering 72. Gutters and downspouts NA 73. Chimneys B 74. Outlets, fixtures and service entrance **GARAGE(S)/ACCESSORY STRUCTURE(S)** 75. Roof structure and covering NA 76. Wall structure and covering NA 78. Garage door(s) 79. Garage opener(s) - (see important notice #6) NA 80. Electrical wiring, outlets and fixtures NA 81. ADDITIONAL COMMENTS (63 through 80) FIREPLACE/WOODSTOVES 82. Dampers installed in fireplaces NA 83. Installation NA 84. Condition NA *********** SUPPLEMENTAL INFORMATION - No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Туре	Inches/Depti	
85. Attic Insulation	_Y	Loose	3-6	
86. Foundation Insulation	_N			
87. Knee Wall Insulation	_NA_			
88. Rim Joist Insulation	_N			
89. ADDITIONAL COM	MENTS (82	2 through 88)		

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.

John Monn (651)641-0641 7/6/2016 -Page 4 of _4_ **Evaluator Signature** Phone Number Date Rev 3/2009 Printed Name: John Vruno

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.