

City of Saint Paul Department of Safety Inspections 375 Jackson Street, Suite 220 Truth-in-Sale of Housing Program

File#: 16-083141

Date of Evaluation: Sep 26, 2016 Address: 1291 SHERBURNE AVE

Owner: Anthony Strouth Client Name: Tony Strouth Client Contact: Tony Strouty

Evaluator Name: Dan Brausen InnerSpec Evaluator Phone: Work: 651-483-8407 Evaluator Email: danbrowsin@msn.com

Truth-in-Sale of Housing Disclosure Report

This Report:

- is intended to provide basic information to the home buyer and seller prior to the time of sale.
 This report WLL 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.
- 2. 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).
- 3. 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.
- 4. 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.
- 5. is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone 651-266-8989.

IMPORTANT NOTIFICATIONS AND WARNINGS

For questions on these items, call the City's information and Complaint Line at 651-266-8989.

Description/Comment:

This property was evaluated as Single Family Dwelling

This property is NOT within a designated historical preservation district, nor is it a specifically designated historical property.

SD Present: Y SD Properly Located: Y SD HardWred: Y

SD Comment: No data entered.

This property has No Moratorium Warning.

This property has no sewer warning, or confirmed problem, known to the Sewer Utility. To obtain more information regarding your private sewer pipe, please call the City of Saint Paul's Sewer Utility Service Desk at 651-266-6234 and/or have your private sewer pipe televised.

This property has No Open Permits.

This property ISNOT a Registered Vacant Building.

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	Areas concealed - finished off, Stored
	B items/furnishings restrict view in areas.
	M Item ratings reflect only to what is readily
	W visible.
	y
5. First floor, floor system	1. B Low headroom (less than 6' 8"). Narrow
	M stairs (less than 36"). Handrail not full
	length.
	4. Some staining noted on foundation in areas.
ELECTRICAL SERVICE(S) # of Services	
7. Service size:	8. B Extension cord wiring noted at garbage
Amps: 30 60 100 _X 150 Other	
Volts: 115 115/220 _X	8. C #4 ground wire noted to exterior ground
BASEMENT ONLY:	rod.
8. Electrical service installation/grounding B	·
	M 17B Not operated - non-heating season.
7. Electrical wiring, outlets and fixtures	17C C Not viewed in operation.
	o o tios tionoo iii oportuusiii
PLUMBING SYSTEM	
10. Floor drain(s) (basement)	M
11. Waste and vent piping (all floors)	
	<u></u>
a.u. p.pg (a 1.0015) 111111111111111111 ===	<u>M</u>
	<u>// </u>
	<u>M</u>
HEATING SYSTEM(S) # of	<u>1</u>
17. Heating plant(s): Type: _Air Fuel: _Gas	
	<u>// </u>
b. Viewed in operation (required in heating season)	<u>V</u>
c. Combustion venting	<u> </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: Fuel:	
a. Installation and visible condition	
b. Viewed in operation	
c. Combustion venting	<u>. </u>
19. ADDITIONAL COMMENTS (1 through 18)	• <u> </u>

DATE: <u>09/26/2016</u> Dan Brausen Page 2 of 4 EVALUATOR:____

Rad			= Hazardous Y = Yes N = No NV = Not Visible/Viewed NA = Not Applicable uator must specify the room to which a Comment is related. Item # Comments
	KITCHEN		25. C Reduced cold water flow at kitchen sink.
20		М	36. B Headroom less than 6'8". Narrow
	Walls and ceiling		stairway(less than 36"). Improper rise /
	Floor condition and ceiling height	<u></u>	run.
	Evidence of dampness or staining	<u></u>	46. B No exhaust fan / openable window provided.
	Electrical outlets and fixtures		· · · · · · · · · · · · · · · · · · ·
	Plumbing fixtures	<u></u>	(main) 49. B 7'6" ceiling height not provided for at
			least 7' minimum room width at 2nd floor
	Window size/openable area/mechanical exhaust	<u></u>	bedroom.
21.	Condition of doors/windows/mech. exhaust LIVING AND DINING ROOM(S)		51. B Less than 2 receptacles provided in
26	* *	М	bedroom(s).
	Walls and ceiling	<u></u>	52. B Some rooms do not have a window that
	Floor condition and ceiling height	<u> </u>	provides 5.7 sq ft net openable window area.
	Evidence of dampness or staining Electrical outlets and fixtures		provides 6.7 sq it not openable vimooti area.
	Window size and openable area Window and door condition	M	
<i>55</i> .	Window and door condition HALLWAYS, STAIRS AND ENTRIES		
34.	Walls, ceilings, floors	<u></u>	
	Evidence of dampness or staining		
	Stairs and handrails to upper floors	_	
	Electrical outlets and fixtures		
	Window and door condition		
39.	Smoke detector(s)	<u> Y</u>	
	Properly located		
	* Hard-wired (HWSD)	• <u>Y</u>	
*if	N or H in a single family home then SPFire Dept requires	HWSD install	ation
	BATHROOM(S)		
40.	Walls and ceiling	M	
	Floor condition and ceiling height		
	Evidence of dampness or staining		
	Electrical outlets and fixtures		
	Plumbing fixtures		
	Water flow		
	Window size/openable area/mechanical exhaust		
	Condition of windows/doors/mech. exhaust	M	
	SLEEPING ROOM(S)		
48.	Walls and ceiling	M	
	Floor condition, area, and ceiling height	В	
	Evidence of dampness or staining	N	
	Electrical outlets and fixtures	В	
	Window size and openable area	В	
	Window and door condition	M	
	ENCLOSED PORCHES AND OTHER R	OOMS	
54.	Walls, ceiling, and floor, condition	M	
	Evidence of dampness or staining	N	
	Electrical outlets and fixtures	M	
	Window and door condition	M	
~ · ·	ATTIC SPACE (Visible Areas)		
58	Roof boards and rafters	M	
	Evidence of dampness or staining	<u>N</u>	
	Electrical wiring/outlets/fixtures	<u></u>	
	Ventilation	<u> </u>	
	ADDITIONAL COMMENTS (20 through 61)	<u></u>	
	CO Detector information reported here		
	•		
EV	ALUATOR: Dan Brau	sen	DATE: <u>09/26/2016</u> Page <u>3</u>

	EXTERIOR (Visib	le Area	s)	
63.			-, 	C
64.	Basement/cellar windov	vs		M
65.	Drainage (grade)			С
	Exterior walls			C
67.	Doors (frames/storms/s	creens)		M
	Windows (frames/storn	•		С
	Open porches, stairways			B,C
				<u> </u>
71.	Roof structure and cove			C
	Gutters and downspouts			<u>M</u>
	•			<u>M</u>
74.	Outlets, fixtures and ser			B
	GARAGE(S)/ACCE	SSORY	' STRUCTUI	RE(S)
75.	Roof structure and cove	ring		<u></u>
76 .	Wall structure and cover	ring		<u>M</u>
77 .	Slab condition			B
78 .	Garage doors(s)			<u>M</u>
79.	Garage opener(s) - (see	importar	nt notice #6)	<u> </u>
80.	Electrical wiring, outlets	s and fix	tures	<u>M</u>
81.	ADDITIONAL COMM	MENTS	(62 through 80) <u>M</u>
	212221 . C224100	D.C.T.O.I		•
	FIREPLACE/WOO			
	Dampers installed in fire	-		<u>NA</u>
		• • • • • •		<u>NA</u>
84.	Condition		• • • • • • • • • • • • • • • • • • • •	<i>NA</i>
• •	••••••	••••	••••••	•••••
CT	PPLEMENTAL INFO	DRA A TEX	ON No. dos:	
wn	ether items meet minimu			
05	INSULATION	Y/N NV	Type	Inches/Depth
	Attic Insulation	NV _		
	Foundation Insulation	NV _		· ——
	Kneewall Insulation .	NV -		
88.	Rim Joist Insulation	/VV		

Item # **Comments**

- 63. C Vegetation growing by foundation restricts viewing in areas. Porch/skirting restricts view in areas.
- 65. C Landscaping restricts full viewing of grade. Grade in areas does not promote proper drainage.
- 66. C Siding lacks proper clearance to grade in
- 68. C Some loose/missing putty noted in areas.
- 69. B Improper rise/run on rear steps.
- 69. C Some damaged areas noted on front steps. Walks cracked/settled in areas.
- 71. C Areas of roof not visible from ground anales.
- 74. B Improper serivce feeds to garage.
- 77. B Slab cracks.

whether rems meet minim	iuiii Stanga	uus (IIII	, 1425, 14 T, UHIY <i>)</i>
INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	_NV		
86. Foundation Insulation	<u>_NV</u> _		
87. Kneewall Insulation	_NV		
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 09/26/2016 Page 4 of 4 **Evaluator Signature** Phone Number Rev 3/2009 Date

Dan Brausen Printed Name:

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.