

Smoke detectors(s) M  
Properly located M  
\*Hard-Wired \* M

**St. Paul Truth-In-Sale of Housing**  
(Carefully read this entire report)

Office Use, ONLY;

Date Rec'd. \_\_\_\_\_

Payment Ref. \_\_\_\_\_

\*if N or H see note on p.3, item 39

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Address  
1464 Minnehaha Ave West

**THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.**

**Notice:** A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

**Address of Evaluated Dwelling:** 1. 1464 MINNEHAHA AVE WEST  
2. \_\_\_\_\_

**Owner's Name:** RYAN KEMPENICH

**Owner's Address:** 1464 MINNEHAHA AVE W

**Realtor/Contact:** \_\_\_\_\_

**Current Usage of this dwelling:**

☒ **Single Family**

☐ **Townhouse**

☐ **Condo\***

\*For condominium units, this evaluation includes only those located within the residential units and does not include the common use area, or other residential areas of the structure.

**Comments:**

☐ **Duplex**

Duplex usage may not be legal. See below

☐ **Other:** \_\_\_\_\_

**PROPERTY LOCATION AND POSSIBLE RESTRICTION INFORMATION**

If a box is not checked then the information does not apply to this dwelling. ***This information is not guaranteed by the evaluator nor by the City of St. Paul.***

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul Office this property:

\* ☐ **IS A Registered Vacant Building. The conditions applicable to a sale are different by category.**

Even if this box is not now marked this dwelling may become a vacant building before the 1 year expiration date of this report

**Cat. 1** ☐ : New owners must re-register the building and pay all outstanding fees and obtain permission for occupancy.

**Written permission from the City of Saint Paul is required before a Cat 2 or Cat 3 VB can be sold**

**Cat. 2** ☐ : Requirements include: 1. register/re-register the building, 2. Pay outstanding fees. 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City.

**Cat. 3** ☐ : All above requirements And obtain a Certificate of Occupancy or Certificate of Code Compliance before sale

\* NOTICE: A VB status and / or category can change at any time. You must contact the City's Vacant Buildings division at 651-266-1900 to be sure you are fully informed of all the conditions and requirements that may affect the sale of this property.

☐ **IS** located within a **St. Paul Heritage Preservation District** or it is individually designated as a St. Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff).

For questions regarding Heritage Preservation contact the City's Information line at **651-266-8989**

☒ **HAS Open Permits.** Go to the DSI website (see below) click on "Look Up Property Information" to view information Completion and / or occupancy restrictions or requirements may apply. Call **651-266-9090** for permit information

☐ **a Verified Legal Duplex.** If this dwelling is in use is a duplex and this is not checked, contact **DSI Zoning at 651-266-9008** for the most recent information. Research into a property's history may incur a fee.

You may obtain a printout of all this information by visiting the DSI website, then enter the property address as directed:

**www.stpaul.gov>Government>Department of Safety& Inspections, then click on "Look Up Property Information"**

**This Report:**

1. **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, this evaluation form will be used by the Fire Department 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 St. 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 No. (651) 266-1900**

Evaluator: Guy Borglund

Phone: (612-859-4663

5/9/2011

Rev 3/2009

Date Viewed

5/9/2011

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## 1464 MINNEHAHA AVE WEST

RATING "M" = Meets minimum "B" = Below minimum "C" = Comment "H" = Hazardous "Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable  
 KEY Where there are multiple rooms to a category. The Evaluator must specify the room to which a Comment is related.

**BASEMENT/CELLAR**

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

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

1

7. Service size: .....
- Amps: 30 ☐ 60 ☐ 100 ☒ 150 ☐ Other ☐ 200
- Volts: 115 ☐ 115/230 ☒
8. Electrical service installation/grounding ..... B
9. Electrical wiring, outlets and fixtures ..... B

**PLUMBING SYSTEM**

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

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

1

17. Heating plant(s): Fuel: ☐ natural gas ☒ Type: ☐ hot water
- a. Installation and visible condition ..... HB
- b. Viewed in operation (required in heating season) ..... N
- c. Combustion venting. .... H

The Evaluator is not required to operate the heating plant(s), except during the heating season, between October 15 and April 15.

18. Additional heating unit(s): Fuel: ☐ natural gas ☒ Type: ☐ forced air
- a. Installation and visible condition ..... B
- b. Viewed in operation ..... N
- c. Combustion venting ..... H
19. ADDITIONAL COMMENTS (1 through 18) ..... NONE

1 (B) less than 6'8" headroom

2 (B) cracks

3(B) scale and patching, loose dirt around porch

4 (y) past stains

5 (C) mostly covered

6 (B) adjustable post in use, not welded or peened

8(B) water meter missing grounding loop

9(B) no GFCI in basement bathroom, metal pull chain over bath faucet

11 (B) saddle type fittings on waste pipes

(C) corrosion on joints, laundry s trap leaks

12 (B) No back flow protection on side faucet, no back flow on

laundry tubs (C) plastic water pipes in use

13(C) kink in gas line on kitchen stove

16 (B) unvented bath and sinks

17a(H) no backflow valve on water supply

(B) off season, heater shut off

(H) corrosion on vent pipe, clearances from combustibles

Garage heater 18a(B) loose pipe and hangers

b off season, heater shut off

(H) vent pipe rusted through, loose

17. C Heating Plant/s Carbon Monoxide and Heat Exchanger are not tested.  
 Check with professionals in the field that meet your requirements.

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

### LIVING AND DINING ROOM(S)

- 28. Walls and ceiling .....
- 29. Floor condition and ceiling height .....
- 30. Evidence of dampness or staining .....
- 31. Electrical outlets and fixtures .....
- 32. Window size and openable area .....
- 33. Window and door condition .....

### HALLWAYS, STAIRS AND ENTRIES

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

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

### BATHROOMS

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

### SLEEPING ROOM(S)

- 48. Walls and ceiling .....
- 49. Floor condition and ceiling height .....
- 50. Evidence of dampness or staining .....
- 51. Electrical outlets and fixtures .....
- 52. Window size and openable area .....
- 53. Window and door condition .....

### ENCLOSED PORCHES AND OTHER ROOMS

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

### ATTIC SPACE (Visible Areas).....

- 58. Roof boards and rafters.....
- 59. Evidence of dampness or staining .....
- 60. Electrical wiring/outlets/fixtures .....
- 61. Ventilation .....

### 62. ADDITIONAL COMMENTS(20 through 61)

Evaluator: Guy Borglund CO Detector information reported here

### Item # Comments

M	
B	21 (B) not covered with waterproof flooring
N	
M	24 (C) extra faucet in kitchen, not working
MC	
M	26 (C) exhaust vent through wall, not hooked up, up stairs vent in kitchenet not working
C	27 (B) windows painted shut
B	28(C) ceiling patched
C	
M	30 (y) ceiling patched
Y	31 (B) minimal outlets
B	33 (B) broken sash cords and top windows painted shut throughout
M	
B	34-35 patching and fresh paint throughout
C	
N	36 (B) front stairs handrail low
B	
M	
M	
M	40 (B) walls tile buckling
M	
M	
43 (B) GFCI(S) trip manually, outlet with open ground	
44(B) Main floor bath, stool overflow s/b 1" lower than valve	
B	
M	
N	
B	
B	
M	48 (C) patching on walls and fresh paint
M	
M	51 (B) closet lights lack protective covers
	50 (B) sleeping rooms lack egress size windows
C	
M	
M	
B	
B	
M	58(C)covered with insulation and plastic
	60(B) surface mounted wiring,extension cord light
NA	
NA	
NA	
NA	
C	
NA	
B	
Y	
NONE	

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KEY

### EXTERIOR (Visible Areas)

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

- B
- B
- B
- C
- B
- B
- B
- B
- M
- NA
- B
- M

Item #	Comments
63(B)	missing motor and minor cracks
64(B)	missing glazing, decay
65(B)	low grade in spots
66 (C)	siding patched, fresh paint
67(B)	decay on some doors
68(B)	lacks glazing and decay on some trim and windows
69 (B)	missing steps on west exit, low guardrail
70 (B)	some decay on trim, fresh paint
73(B)	missing motor and metal flue liner not visible
75(B)	Flat roof worn, rolled roofing, not approved for flat roof,
76(B)	non approved fire rated wall/ceiling covering, adjustable posts in use, patched siding, no house numbers
77(B)	cracked slab, low slab
78(B)	non fire rated door
79 (B)	opener not hooked up
80 (B)	surface mounted wiring, Fuse box lacks 'S' safety type adapters/fuses, lights missing bulbs, main service wire low over garage with roof access
83(B)	Mantel lacks proper clearance above firebox
84(C)	only viewed first foot of chimney flue above damper, could not see light to top

### GARAGE(S)/ACCESSORY STRUCTURE(S)

- 75. Roof structure and covering.....
- 76. Wall structure and covering .....
- 77. Slab condition .....
- 78. Garage doors .....
- 79. Garage opener(s)- (see important notice #6)
- 80. Electrical wiring, outlets and fixtures
- 81. **ADDITIONAL COMMENTS (63 through 80)**

- B
- B
- B
- B
- B
- B

### FIREPLACE/WOODSTOVES # .....

- 82. Dampers installed in fireplaces.....
- 83. Installation .....
- 84. Condition .....

- 1
- Y
- B
- C

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

### INSULATION

	Y/N	Type	Inches/Depth
85. Attic Insulation	Y	glass batts	3-6
86. Foundation Insulation	N	na	NA
87. Kneewall Insulation	N	na	NA
88. Rim Joist Insulation	N	na	NA

89. **ADDITIONAL COMMENTS (82 through 88)**

I hereby certify that this report complies with the Saint Paul Evaluator Guidelines, and 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.



612-859-4663

5/9/2011

Evaluator Signature

Phone Number

Date Viewed

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Printed Name: Guy Borglund

Rev 3/2009

### IMPORTANT NOTICES

- All single family residence 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)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, 651-266-6234
- 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.
- 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.
- 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 zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
- An automatic garage door should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.