

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 Received. _____
Payment Ref. _____

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

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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
1464 Minnehaha Ave West

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:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Townhouse <input type="checkbox"/> Condo* <input type="checkbox"/> Duplex <input type="checkbox"/> Other: _____
Comments:	Duplex usage may not be legal. See below. _____

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:

* <input type="checkbox"/> 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 <u>become</u> a vacant building before the 1 year expiration date of this report
Cat. 1 <input type="checkbox"/> : 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 <input type="checkbox"/> : 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 <input type="checkbox"/> : All above requirements <u>And</u> obtain a <u>Certificate of Occupancy</u> or <u>Certificate of Code Compliance</u> before sale
* <u>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.</u>

<input type="checkbox"/> 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
<input checked="" type="checkbox"/> 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
<input type="checkbox"/> a Verified Legal Duplex. If this dwelling is in use is a duplex and this is <u>not</u> 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"

Date Viewed
5/9/2011

This Report: <ol style="list-style-type: none">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.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)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.covers only the items listed on the form and only those items <u>visible at the time of the evaluation</u>. 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.is valid for one year from the date of issue and only for the owner named on this report. <p>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: <u>Guy Borglund</u> Phone: <u>(612-859-4663)</u> <u>5/9/2011</u> Rev 3/2009</p>

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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
- 2. Basement/cellar floor
- 3. Foundation
- 4. Evidence of dampness of staining
- 5. First floor, floor system
- 6. Beams and columns

ELECTRICAL SERVICE(S) # of Services..

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

PLUMBING SYSTEM

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

HEATING SYSTEM(S) # of

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

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: Type:
- a. Installation and visible condition
- b. Viewed in operation
- c. Combustion venting
- 19. **ADDITIONAL COMMENTS (1 through 18)**

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.

Property Address: **1464 MINNEHAHA AVE WEST**

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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

- M
- B
- N
- M
- MC
- M
- C
- B

Item #	Comments
21 (B)	not covered with waterproof flooring
24 (C)	extra faucet in kitchen, not working
26 (C)	exhaust vent through wall, not hooked up, up stairs vent in kitchenet not working
27 (B)	windows painted shut
28(C)	ceiling patched
30 (y)	ceiling patched
31 (B)	minimal outlets
33 (B)	broken sash cords and top windows painted shut throughout
34-35	patching and fresh paint throughout
36 (B)	front stairs handrail low
40 (B)	walls tile buckling
43 (B)	GFCI(S) trip manually, outlet with open ground
44(B)	Main floor bath, stool overflow s/b 1" lower than valve
48 (C)	patching on walls and fresh paint
51 (B)	closet lights lack protective covers
50 (B)	sleeping rooms lack egress size windows
58(C)	covered with insulation and plastic
60(B)	surface mounted wiring, extension cord light

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

- C
- M
- Y
- B
- M
- B

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)

- C
- N
- B
- M
- M
- M
- M
- M
- M

*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

- B
- M
- N
- B
- B
- M
- M
- M

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

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

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

- NA
- NA
- NA
- NA

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)

- 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 motar 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)	lascks 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 motar 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 confirm to the minimum standards of maintenance.



Evaluator Signature

Printed Name: Guy Borglund

612-859-4663

Phone Number

5/9/2011

Date Viewed

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IMPORTANT NOTICES

1. 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)
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 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 repaired or replaced immediately.