



Truth-in-Sale of Housing Report

This is a visual disclosure report based on the current City of Saint Paul Truth-in-Sale of Housing Evaluator Guidelines and is valid for one year from the date of issuance and for the owner named.

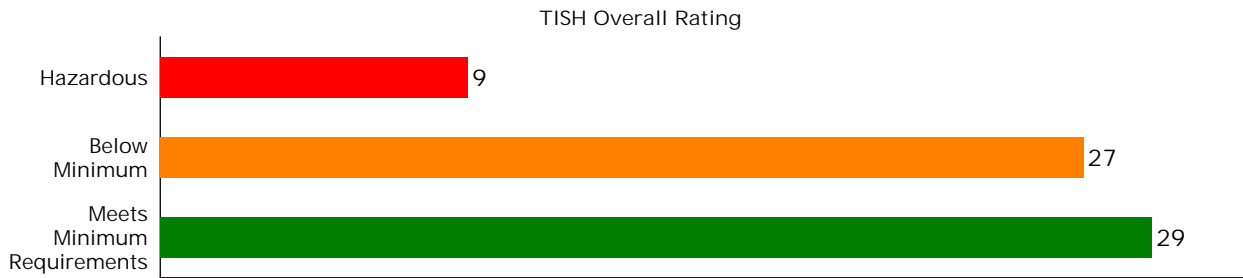
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Phone: 651-266-8989
Fax: 651-266-1919
Web: www.stpaul.gov/dsi

Property Address: 474 BLAIR AVE
Date of Evaluation: Apr 19, 2021
Date of Expiration: Apr 19, 2022

This report 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, it will be used to determine if there is compliance with the requirements for sale within the City of Saint Paul, MN.



MAJOR NOTIFICATIONS AND WARNINGS

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

- Residential Type: Single Family Dwelling
- Smoke Detectors:
 - Smoke Detector Present: Y
 - Smoke Detector Properly Located: Y
 - Smoke Detector Hard Wired (required in Single Family Homes): Y
 - Smoke Detector Comments:
- Open Permits:
 - This property has No Open Permits.

HAZARDOUS

Basement Only

- Electrical service installation/grounding

Bathroom(s)

- Electrical outlets and fixtures
- Plumbing fixtures
- Water flow

General

- Carbon Monoxide Alarm

Kitchen

- Electrical outlets and fixtures
- Plumbing fixtures

Plumbing System

- Water piping (all floors)

Sleeping Room(s)

- Electrical outlets and fixtures

BELOW MINIMUM

Basement/Cellar

- Beams and Columns
- First Floor, Floor System
- Stairs and Handrails

Bathroom(s)

- Condition of windows/doors/mechanical exhaust
- Floor condition and ceiling height
- Walls and ceiling

Enclosed Porches and Other Roc

- Window and door condition

Exterior Space

- Basement/cellar windows
- Doors (frames/storms/screens)
- Drainage (grade)
- Exterior walls
- Foundation
- Open porches, stairways and deck(s)
- Windows (frames/storms/screens)

Garage(s)/Accessory Structure(s)

- Garage door(s)
- Roof structure and covering
- Wall structure and covering

Hallways, Stairs and Entries

- Stairs and handrails to upper floors

Heating System(s)

- Installation and visible condition

Kitchen

- Condition of doors/windows/mechanical exhaust
- Floor condition and ceiling height

Living and Dining Room(s)

- Walls and ceiling
- Window and door condition

Plumbing System

- Water heater(s), installation
- Water heater(s), venting

Sleeping Room(s)

- Walls and ceilings
- Window and door condition

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)			
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CITY OF SAINT PAUL TRUTH-IN-SALE OF HOUSING REPORT

Address: 474 BLAIR AVE

File Number: File#: 21-254418

Date of Evaluation: Apr 19, 2021

Owner:

Zoning District: R4

Client Name: Nathaniel & Shalanda Mathis

Present Occupancy:

Client Contact: 651-361-9192

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Luis Alcaraz InspectuCasa Insp

Evaluator Contact: Prim: 612-743-8228
inspectucasa@yahoo.com

Basement/Cellar

- | | | |
|-------------------------------------|----|--|
| 1. Stairs and Handrails | B | 1. B - Headroom less than 6 feet 8 inches. B - Steps damaged. B - Uneven stair-tread risers. B - Handrail/guardrail is missing |
| 2. Basement/Cellar Floor | NV | 2. C - Limited view due to stored items |
| 3. Foundation | M | |
| 4. Evidence of Dampness or Staining | Y | 4. C - Evidence of water seepage. C - Evidence of dampness or staining. |
| 5. First Floor, Floor System | B | 5. B - Rot, decay, damage in areas. |
| 6. Beams and Columns | B | 6. B - Rot, decay, damage in areas. |

Electrical Services

- | | |
|-----------------------------------|---------|
| 7a. Number of Electrical Services | 1 |
| 7b. Amps | 100 |
| 7c. Volts | 120-240 |

Basement Only

- | | | |
|--|---|--|
| 8. Electrical service installation/grounding | H | 8. H - Missing jumper wire B - Panel box(s) not fully indexed. |
| 9. Electrical wiring, outlets and fixtures | M | |

Plumbing System

- | | | |
|--|----|---|
| 10. Floor drain(s) (basement) | M | |
| 11. Waste and vent piping (all floors) | M | |
| 12. Water piping (all floors) | H | 12. H -Water off B - Broken pipe(s). |
| 13. Gas piping (all floors) | M | |
| 14. Water heater(s), installation | B | 14. B - Rusted appliance |
| 15. Water heater(s), venting | B | 15. B - Improper flue connection. Power vented appliance on a conventional vent |
| 16. Plumbing fixtures (basement) | NA | |

Heating System(s)

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

- | | |
|--------------------------------|---|
| 17a. Number of Heating Systems | 1 |
|--------------------------------|---|

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17b. Type	Forced Air	
17c. Fuel	Gas	
18. Installation and visible condition	B	18. B - Older/corroded unit
19. Viewed in operation (required in heating season)	Y	
20. Combustion venting	M	
21a. Additional heating unit(s): Type	NA	
21b. Additional heating unit(s): Fuel	NA	
21c. Installation and visible condition	NA	
21d. Viewed in operation	NA	
21e. Combustion venting	NA	
Kitchen		
22. Walls and ceiling	M	
23. Floor condition and ceiling height	B	23. B - Damaged flooring.
24. Evidence of dampness or staining	N	
25. Electrical outlets and fixtures	H	25. H - Ungrounded 3 prong outlets B - No power to some outlets
26. Plumbing fixtures	H	26. H - Water off B - Sink not vented.
27. Water flow	M	
28. Window size/openable area/mechanical exhaust	M	
29. Condition of doors/windows/mechanical exhaust	B	29. B - Older/weather windows, missing components
Living and Dining Room(s)		
30. Walls and ceiling	B	30. B - Damaged ceiling(s).B - Holes in area(s).
31. Floor condition and ceiling height	M	
32. Evidence of dampness or staining	Y	
33. Electrical outlets and fixtures	M	
34. Window size and openable area	M	
35. Window and door condition	B	35. B - Older/weather windows, missing components
Hallways, Stairs and Entries		
36. Walls, ceilings, floors	M	
37. Evidence of dampness or staining	N	
38. Stairs and handrails to upper floors	B	38. B - Narrow staircase B - Low handrail B - Headroom less than 6 feet 8 inches
39. Electrical outlets and fixtures	M	

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

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40. Window and door conditions M

Smoke Detectors

- 41a. Present Y
- 41b. Properly Located Y
- 41c. Hard-Wire Y

Bathroom(s)

- 42. Walls and ceiling B 42. B - Damaged ceiling(s).B - Damaged area(s).B - Damaged wall(s).
- 43. Floor condition and ceiling height B 43. B - Damaged flooring.B - Floor not impervious to water.
- 44. Evidence of dampness or staining Y
- 45. Electrical outlets and fixtures H 45. H - No GFCI present
- 46. Plumbing fixtures H 46. H - Missing fixtures, open waste
- 47. Water flow H 47. H - Water off
- 48. Windows size/openable area/mechanical exhaust M
- 49. Condition of windows/doors/mechanical exhaust B 49. B - Older/weather windows, missing components

Sleeping Room(s)

- 50. Walls and ceilings B 50. B - Damaged area(s).
- 51. Floor condition, area and ceiling height M
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures H 53. H - Missing cover plates
- 54. Window size and openable area M
- 55. Window and door condition B 55. B - Older/weather windows, missing components

Enclosed Porches and Other Rooms

- 56. Walls, ceiling and floor condition M
- 57. Evidence of dampness or staining N
- 58. Electrical outlets and fixtures NV
- 59. Window and door condition B 59. B - Older/weather windows, missing components

Attic Space

- 60. Roof boards and rafters M 60. C - Limited view
- 61. Evidence of dampness or staining Y
- 62. Electrical wiring/outlets/fixtures M
- 63. Ventilation Y

Exterior Space

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64. Foundation	B	64. B - Cracks in areas
65. Basement/cellar windows	B	65. B - Deteriorated basement windows.
66. Drainage (grade)	B	66. B - Grade doesn't allow surface water to drain away from building. B - Cracked/settled sidewalks
67. Exterior walls	B	67. B - Siding is not kept in a professional state of repair.
68. Doors (frames/storms/screens)	B	68. B - Damaged doors
69. Windows (frames/storms/screens)	B	69. B - Older/weather windows, missing components
70. Open porches, stairways and deck(s)	B	70. B - Out of level deck, rotted components
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	
73. Gutters and downspouts	NA	
74. Chimney(s)	M	
75. Outlets, fixtures and service entrance	M	
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	B	76. B - Area(s) weather/worn. B - Damaged areas/missing shingles. B - Shingles lack 3/8" - 3/4" overhang in areas.
77. Wall structure and covering	B	77. B - Damaged siding, peeling paint
78. Slab condition	NV	78. C - Garage locked, not visible
79. Garage door(s)	B	79. B - Damaged doors
80. Garage opener(s)	Y	
81. Electrical wiring, outlets and fixtures	M	
Fireplace/Woodstove		
82. Number of Units	NA	
83. Dampers installed	NA	
84. Installation	NA	
85. Condition	NA	
Insulation		
86a. Attic Insulation: Present	Y	
86b. Attic Insulation: Type	Loose fiberglass	
86c. Attic Insulation: Depth	3-6 inches	
87a. Foundation Insulation: Present	N	
87b. Foundation Insulation: Type	NA	
87c. Foundation Insulation: Depth	NA	
88a. Knee Wall Insulation: Present	NA	

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88b. Knee Wall Insulation: Type NA

88c. Knee Wall Insulation: Depth NA

89a. Rim Joist Insulation: Y
Present

89b. Rim Joist Insulation: Type Fiberglass roll

89c. Rim Joist Insulation: Depth 0-3 inches

General

90. Carbon Monoxide Alarm H 90. H - No CO detector.

General Comments

LEGAL NOTICES:

Chapter 189 of the Saint Paul Legislative Code requires all single family, duplex, condo, townhouse and co-op homes for sale in the city to have a Truth-in-Sale of Housing disclosure report prepared and available to prospective buyers. A Truth-in-Sale of Housing disclosure report must be done for Contract-For-Deed sales.

A Truth-in-Sale of Housing (TISH) Disclosure Report in the City of Saint Paul is intended to provide basic information to the home buyer and seller prior to the time of sale. Failure to obtain a Truth-in-Sale of Housing disclosure report or failure to make that disclosure report available to prospective buyers, is a violation of law and is punishable as a misdemeanor carrying up to 90 days in jail and/or a \$1,000.00 fine.

A valid Truth-in-Sale of Housing disclosure report must be conspicuously displayed at the premises for all prospective buyers. TISH disclosure reports are also available online: <https://online.stpaul.gov/web/portal/public-search>

- This report WILL 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.
- This TISH report 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).
- This TISH 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.
- This TISH report 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.
- This TISH report is valid for one year from the date of issue and only for the owner named on this report.
- 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.
- Automatic garage doors should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.
- 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)228-6230. (Saint Paul Legislative Code, Chapter 58.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, and (651)266-6234.
- A house built before 1950 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)292-6525.
- 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.

Questions regarding this report should be directed to the evaluator. If you desire a reinspection and amended report, please contact your evaluator. They will perform a reinspection and file an amended report with the City of Saint Paul. The TISH evaluator may charge for this reinspection. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone 651-266-8989.

Evaluator Statement:

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines, City of Saint Paul City Ordinance 189 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. The report covers only those problems listed and reasonably visible at the time of my evaluation and does not warrant future useful life of any house component or fixture. I have included all required information pages with this report.

Evaluator Name: Luis Alcaraz InspectuCasa Inspections LLC

Phone: Prim: 612-743-8228

Evaluation Date: Apr 19, 2021