



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: 703 CASE AVE
Date of Evaluation: Sep 10, 2019
Date of Expiration: Sep 09, 2020

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: Duplex
- Smoke Detectors:
 - Smoke Detector Present: H
 - Smoke Detector Properly Located: H
 - Smoke Detector Hard Wired (required in Single Family Homes): N
 - Smoke Detector Comments: H - Lack of Hard-Wired Smoke Detector/Alarm (HWSD/A) that is functional near sleeping area per manufacture installation instructions. Smoke Detector Installation Electrical Permit is required prior to installation of new/repared/replaced HWSD/A. This requirement is for single family, townhouse, or condos. Permit will provide a follow up city inspection upon notice of work completion. This is required to complete the corrective action identified in this TISH.
- Open Permits:
 - This property has No Open Permits.

HAZARDOUS

Bathroom(s)

- Plumbing fixtures

BELOW MINIMUM

Basement Only

- Electrical wiring, outlets and fixtures

Basement/Cellar

- First Floor, Floor System
- Foundation
- Stairs and Handrails

Bathroom(s)

- Condition of windows/doors/mechanical exhaust
- Walls and ceiling

Exterior Space

- Basement/cellar windows
- Doors (frames/storms/screens)
- Exterior walls
- Foundation
- Gutters and downspouts
- Open porches, stairways and deck(s)
- Roof structure and covering
- Windows (frames/storms/screens)

Garage(s)/Accessory Structure(s)

- Electrical wiring, outlets and fixtures
- Roof structure and covering
- Slab condition
- Wall structure and covering

Hallways, Stairs and Entries

- Walls, ceilings, floors
- Window and door conditions

Heating System(s)

- Combustion venting
- Installation and visible condition

Kitchen

- Condition of doors/windows/mechanical exhaust
- Plumbing fixtures
- Walls and ceiling

Living and Dining Room(s)

- Walls and ceiling
- Window and door condition

Plumbing System

- Floor drain(s) (basement)
- Gas piping (all floors)
- Waste and vent piping (all floors)
- Water piping (all floors)

Sleeping Room(s)

- Electrical outlets and fixtures
- Walls and ceilings
- Window and door condition
- Window size and openable area

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must <u>specify the room</u> 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

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CITY OF SAINT PAUL TRUTH-IN-SALE OF HOUSING REPORT

Address: 703 CASE AVE

File Number: File#: 19-082698

Date of Evaluation: Sep 10, 2019

Owner: Isaac Erickson/Susan Erickson

Zoning District: RT1

Client Name: Isaac Erickson

Present Occupancy: R-Duplex

Client Contact: 651-353-7806

Number of Units Evaluated: Duplex

Evaluator Name: Brice Staeheli American Central

Evaluator Contact: Work: 651-238-1314 brice.staeheli@gmail.com

Basement/Cellar

- | | | |
|-------------------------------------|---|---|
| 1. Stairs and Handrails | B | 1. B - Uneven rise and run
B - Improper handrail
B - Low headroom |
| 2. Basement/Cellar Floor | M | |
| 3. Foundation | B | 3. B - Small cracks noted
B - Peeling finish
B - Missing/damaged mortar |
| 4. Evidence of Dampness or Staining | Y | 4. C - Stains evident. |
| 5. First Floor, Floor System | B | 5. B - Deteriorated joist |
| 6. Beams and Columns | M | |

Electrical Services

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

Basement Only

- | | | |
|--|---|---------------------------|
| 8. Electrical service installation/grounding | M | |
| 9. Electrical wiring, outlets and fixtures | B | 9. B - Metal pulls in use |

Plumbing System

- | | | |
|--|---|--|
| 10. Floor drain(s) (basement) | B | 10. B - Cover stuck, can't see cleanout
B - Floor drain full of debris. |
| 11. Waste and vent piping (all floors) | B | 11. B - Improper material and design
B - Corrosion in pipes
B - Improper support |
| 12. Water piping (all floors) | B | 12. B - Improper support |
| 13. Gas piping (all floors) | B | 13. B - Improper support
B - Old Brass shutoffs in use |
| 14. Water heater(s), installation | M | |
| 15. Water heater(s), venting | M | |
| 16. Plumbing fixtures (basement) | M | |

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 | 2 |
|--------------------------------|---|

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17b. Type	Hot Water	
17c. Fuel	Gas	
18. Installation and visible condition	B	18. B - Dirty unit
19. Viewed in operation (required in heating season)	N	
20. Combustion venting	B	20. B - Missing screws on flue line
21a. Additional heating unit(s): Type	Baseboard Heating	
21b. Additional heating unit(s): Fuel	Electric	
21c. Installation and visible condition	M	
21d. Viewed in operation	N	
21e. Combustion venting	M	
Kitchen		
22. Walls and ceiling	B	22. B - Light wall and ceiling damaged, cracks
23. Floor condition and ceiling height	M	
24. Evidence of dampness or staining	N	
25. Electrical outlets and fixtures	M	
26. Plumbing fixtures	B	26. B - Improper design
27. Water flow	M	
28. Window size/openable area/mechanical exhaust	M	
29. Condition of doors/windows/mechanical exhaust	B	29. B - Window missing hold open hardware B - Deteriorated/weathered windows B - Top sashes painted shut
Living and Dining Room(s)		
30. Walls and ceiling	B	30. B - Light wall and ceiling damaged, cracks
31. Floor condition and ceiling height	M	
32. Evidence of dampness or staining	N	
33. Electrical outlets and fixtures	M	
34. Window size and openable area	M	
35. Window and door condition	B	35. B - Window missing hold open hardware B - Deteriorated/weathered windows B - Top sashes painted shut
Hallways, Stairs and Entries		
36. Walls, ceilings, floors	B	36. B - Light wall and ceiling damaged, cracks
37. Evidence of dampness or staining	N	
38. Stairs and handrails to upper floors	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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39. Electrical outlets and fixtures M

40. Window and door conditions B

40. B - Window missing hold open hardware
B - Deteriorated/weathered windows
B - Top sashes painted shut

Smoke Detectors

41a. Present H

41b. Properly Located H

41c. Hard-Wire N

H - Lack of Hard-Wired Smoke Detector/Alarm (HWSD/A) that is functional near sleeping area per manufacture installation instructions. Smoke Detector Installation Electrical Permit is required prior to installation of new/repaired/replaced HWSD/A. This requirement is for single family, townhouse, or condos. Permit will provide a follow up city inspection upon notice of work completion. This is required to complete the corrective action identified in this TISH.

Bathroom(s)

42. Walls and ceiling B

42. B - Light wall and ceiling damaged, cracks

43. Floor condition and ceiling height M

44. Evidence of dampness or staining N

45. Electrical outlets and fixtures M

46. Plumbing fixtures H

46. H - Improper air gap on tub in 2nd unit

47. Water flow M

48. Windows size/openable area/mechanical exhaust M

49. Condition of windows/doors/mechanical exhaust B

49. B - Window missing hold open hardware
B - Deteriorated/weathered windows
B - Top sashes painted shut

Sleeping Room(s)

50. Walls and ceilings B

50. B - Light wall and ceiling damaged, cracks

51. Floor condition, area and ceiling height M

52. Evidence of dampness or staining N

53. Electrical outlets and fixtures B

53. B - Missing globes on light fixtures

54. Window size and openable area B

54. B - Does not meet egress - Window size is below minimum standards.

55. Window and door condition B

55. B - Window missing hold open hardware
B - Deteriorated/weathered windows
B - Top sashes painted shut

Enclosed Porches and Other Rooms

56. Walls, ceiling and floor condition NA

57. Evidence of dampness or staining NA

58. Electrical outlets and fixtures NA

59. Window and door condition NA

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Attic Space

60. Roof boards and rafters	NA	60. C- Sealed scuttle, could not fully evaluate
61. Evidence of dampness or staining	NA	
62. Electrical wiring/outlets/fixtures	NA	
63. Ventilation	NA	

Exterior Space

64. Foundation	B	64. B - Missing/damaged mortar B - Small cracks noted
65. Basement/cellar windows	B	65. B - Missing screens and storms B - Deteriorated windows
66. Drainage (grade)	M	
67. Exterior walls	B	67. B - Chipped areas
68. Doors (frames/storms/screens)	B	68. B - Missing storm door
69. Windows (frames/storms/screens)	B	69. B - Missing screens and storms B - Peeling paint B - Deteriorated windows B - Torn/missing screens
70. Open porches, stairways and deck(s)	B	70. B - Uneven rise and run B - Handrail isn't fully connected B - Guardrail isn't fully connected
71. Cornice and trim(s)	M	
72. Roof structure and covering	B	72. B - Worn roofing
73. Gutters and downspouts	B	73. B - Vegetation/debris in gutters.
74. Chimney(s)	M	
75. Outlets, fixtures and service entrance	M	

Garage(s)/Accessory Structure(s)

76. Roof structure and covering	B	76. B - Worn roofing
77. Wall structure and covering	B	77. B - Weathered areas B - Siding lacks clearance to grade
78. Slab condition	B	78. B - Slab cracked in areas
79. Garage door(s)	M	
80. Garage opener(s)	N	
81. Electrical wiring, outlets and fixtures	B	81. B - Improper routing of romex noted

Fireplace/Woodstove

82. Number of Units	NA
83. Dampers installed	NA
84. Installation	NA
85. Condition	NA

Insulation

86a. Attic Insulation: Present	NA
86b. Attic Insulation: Type	NA
86c. Attic Insulation: Depth	NA

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- 87a. Foundation Insulation: Present NA
- 87b. Foundation Insulation: Type NA
- 87c. Foundation Insulation: Depth NA
- 88a. Knee Wall Insulation: Present NA
- 88b. Knee Wall Insulation: Type NA
- 88c. Knee Wall Insulation: Depth NA
- 89a. Rim Joist Insulation: Present NA
- 89b. Rim Joist Insulation: Type NA
- 89c. Rim Joist Insulation: Depth NA

General

- 90. Carbon Monoxide Alarm M
- General Comments M

All comments apply to both units unless otherwise stated. Items marked as "M" are based on what is readily visible at time of inspection, Home furnishings, belongings and possessions limits view. If you have any questions regarding this evaluation, please feel free to contact me directly at: 651-238-1314 or Brice.Staeheli@gmail.com. American Central Inspections, [Brice Staeheli https://www.americancentralinspectionsservice.com/](https://www.americancentralinspectionsservice.com/)

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: Brice Staeheli American Central Inspections

Phone: Work: 651-238-1314

Evaluation Date: Sep 10, 2019