

CITY OF SAINT PAUL, MN

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement

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 Phone: 651-266-8989 Saint Paul, MN 55101-1806

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

Property Address: 1459 WELLESLEY AVE

Date of Evaluation: Jun 27, 2019 Date of Expiration: Jun 26, 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: 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: C Smoke alarm 1st floor hallway is older than manufactured expected replacement dates.
- Open Permits:

This property has No Open Permits.

HAZARDOUS

General

• Carbon Monoxide Alarm

Living and Dining Room(s)

• Electrical outlets and fixtures

Sleeping Room(s)

• Electrical outlets and fixtures

BELOW MINIMUM

Basement Only

• Electrical service installation/grounding

Basement/Cellar

- · Beams and Columns
- · Stairs and Handrails

Exterior Space

- Chimney(s)
- Drainage (grade)
- Gutters and downspouts

Garage(s)/Accessory Structure(s

- · Roof structure and covering
- Slab condition

Hallways, Stairs and Entries

Stairs and handrails to upper floors

Living and Dining Room(s)

• Window and door condition

Sleeping Room(s)

- Window and door condition
- · Window size and openable area

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	

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

Address: 1459 WELLESLEY AVE File Number: File#: 19-059120

Date of Evaluation: Jun 27, 2019 Owner: Pat J Connolly

Zoning District: R4 Client Name: Emma and Pat Connolly Present Occupancy: Client Contact: sjtownley@aol.com

Number of Units Evaluated: Single Family Evaluator Name: Patrick Leahy AccuSpec Home I

Evaluator Contact: Work: 651-699-6515

patleahy@accuspechome.com

Basement/Cellar

Dwelling

1. Stairs and Handrails B 1. B - Head room less than 6 feet 8 inches.

2. Basement/Cellar Floor M

3. Foundation M 3. C - Masonry foundation wall(s): concealed or

covered.

4. Evidence of Dampness or Y 4. C - Old stains evident. Staining

5. First Floor, Floor System M 5. C - Area(s) are concealed or covered by permanent building materials.

6. Beams and Columns B 6. C - Area(s) are concealed or covered by

permanent building materials.B- Adjustable posts used, threads not made permanent by removing pen and spot welding or peening threads in place

and/or properly anchored in place.

Electrical Services

7a. Number of Electrical Services 1

7b. Amps 100

7c. Volts 120-240

Basement Only

8. Electrical service B 8. B - Panel Box(s): not fully indexed.

installation/grounding

9. Electrical wiring, outlets and M

fixtures

Plumbing System

10. Floor drain(s) (basement) M 10. C - Floor drain sealed, limits view.

11. Waste and vent piping (all M

floors)

12. Water piping (all floors) M

13. Gas piping (all floors) M

14. Water heater(s), installation M

15. Water heater(s), venting M

16. Plumbing fixtures M

(basement)

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.

1459 WELLESLEY AVE

Jun 27, 2019
Evaluator: Patrick Leahy AccuSpec Home

Page # 3

Inspections Inc

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B: Below Minimum

C: See Comments

M: Meets Minimum

Y: Yes

N: No

NV: Not Visible

NA: Not Applicable

17a. Number of Heating 1 **Systems** 17b. Type Forced Air 17c. Fuel Gas 18. Installation and visible M condition 19. Viewed in operation N (required in heating season) 20. Combustion venting Μ 21a. Additional heating unit(s): NA 21b. Additional heating unit(s): NA Fuel 21c. Installation and visible NA condition 21d. Viewed in operation NA 21e. Combustion venting NA Kitchen 22. Walls and ceiling M 23. Floor condition and ceiling M height 24. Evidence of dampness or Ν staining 25. Electrical outlets and M fixtures 26. Plumbing fixtures M 27. Water flow M 28. Window size/openable Μ area/mechanical exhaust 29. Condition of Μ doors/windows/mechanical exhaust Living and Dining Room(s) 30. Walls and ceiling M 31. Floor condition and ceiling M height 32. Evidence of dampness or Ν staining 33. Electrical outlets and Н 33. H - Ungrounded 3-prong receptacle east wall fixtures living room and in dining room. 34. Window size and openable M area 35. Window and door condition В 35. B - West window stuck shut in living room. Hallways, Stairs and Entries 36. Walls, ceilings, floors Μ 37. Evidence of dampness or Ν staining 38. Stairs and handrails to В 38. B - Handrail(s): Not continuous or lack return.B upper floors - Head room less than 6 feet 8 inches.

1459 WELLESLEY AVE Evaluator: Patrick Leahy AccuSpec Home Inspections Inc Jun 27, 2019

39. Electrical outlets and fixtures 40. Window and door conditions M Smoke Detectors 41a. Present Y C - Smoke alarm 1st floor hallway is older than manufactured expected replacement dates. 41b. Properly Located Y Hard-Wire Y Bathroom(s) 42. Walls and ceiling M Height 44. Evidence of dampness or N staining Hard-Wires H	port Rating Key (Where there are multiple room H: Hazardous Condition B: Below Minim		C: See Comments	M: Meets Minimum
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62. Electrical NA wiring/outlets/fixtures				
wiring/outlets/fixtures		NA		
63. Ventilation NA	wiring/outlets/fixtures 63. Ventilation			

Exterior Space

1459 WELLESLEY AVE Jun 27, 2019 Evaluator: Patrick Leahy AccuSpec Home Inspections Inc

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

r: res		IN: INO		INV: NOT VISIBLE	NA: NOt Applicable	
64. Fot	64. Foundation65. Basement/cellar windows66. Drainage (grade)67. Exterior walls		М			
65. Bas			M			
66. Dra				66. B - Grade doesn't allow surface water to drain away from building.		
67. Ext			M	3		
68. Do		•	M			
(frame: 69. Wir	s/storms/scr ndows	eens)	М			
(frames	s/storms/scr					
70. Op deck(s)		stairways and	M			
	rnice and trin	n(s)	М			
72. Ro	of structure a	nd covering	M	72. C - Low pitched roof no	t visible.	
73. Gu	tters and dov	vnspouts	В	73. B - Debris in gutters and over-flowing.		
74. Ch	imney(s)		В	74. B - Missing mortar on chimney(s).		
75. Ou entrand	tlets, fixtures ce	and service	М	75. C - No power to front e	xterior receptacle.	
Garage(s)/Accessory	y Structure(s	s)			
76. Ro	of structure a	nd covering	В	76. B - Roof rafter notched	for opener.	
	Il structure ai	nd covering	M			
	78. Slab condition79. Garage door(s)		В	78. B - Slab cracked in area	S.	
			M			
80. Gai	rage opener(s	s)	Υ			
81. Electrical wiring, outlets and fixtures		M				
•	/Woodstov					
	82. Number of Units		1			
	mpers installe	ed	NA 8	83. C - Gas fireplace install	ed.	
84. Ins	84. Installation		M			
85. Co	85. Condition		M			
Insulatio						
86a. At	ttic Insulation	n: Present	NV			
86b. A	ttic Insulatior	n: Type	NA			
86c. At	86c. Attic Insulation: Depth		NA			
87a. Foundation Insulation: Present 87b. Foundation Insulation: Type		NV				
		NA				
	oundation Ins	ulation:	NA			
88a. Kr	88a. Knee Wall Insulation: Present		NV			
88b. Knee Wall Insulation: Type 88c. Knee Wall Insulation: Depth		NA				
		NA				
	89a. Rim Joist Insulation: Present		N			

1459 WELLESLEY AVE Jun 27, 2019

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89b. Rim Joist Insulation: Type NA 89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm 90. H - Missing carbon monoxide detector within 10 feet of bedrooms both floors. Н

General Comments B - Flexible foil venting used with gas dryer.C - Vines limit view of house exterior. Μ

1459 WELLESLEY AVE Evaluator: Patrick Leahy AccuSpec Home Inspections Inc

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 hardwired 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
- 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.

1459 WELLESLEY AVE Jun 27, 2019 Page # 8

Evaluator: Patrick Leahy AccuSpec Home

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 warrent future useful life of any house component or fixture. I have included all required information pages with this report. Evaluator Name: Patrick Leahy AccuSpec Home Inspections Inc

Phone: Work: 651-699-6515 Evaluation Date: Jun 27, 2019

1459 WELLESLEY AVE Jun 27, 2019 Evaluator: Patrick Leahy AccuSpec Home

Inspections Inc