



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
Saint Paul, MN 55101-1806

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

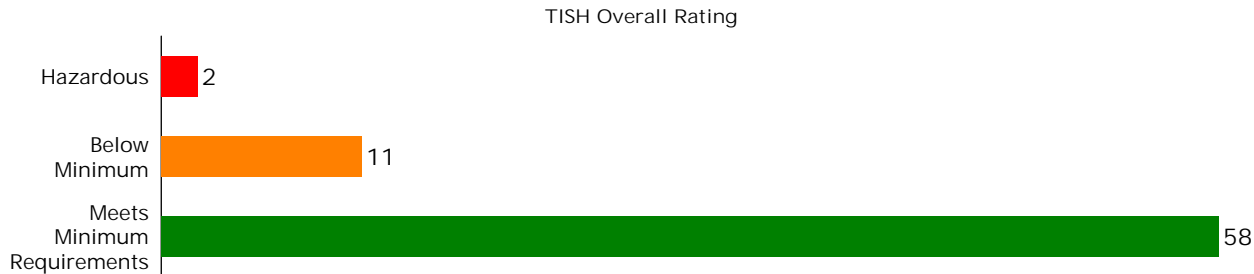
Property Address: 2185 CARTER AVE

Date of Evaluation: Apr 23, 2019

Date of Expiration: Apr 22, 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:
- Open Permits:

This property has No Open Permits.

HAZARDOUS

Bathroom(s)

- Electrical outlets and fixtures

Exterior Space

- Outlets, fixtures and service entrance

BELOW MINIMUM

Basement/Cellar

- Beams and Columns
- Stairs and Handrails

Exterior Space

- Chimney(s)
- Drainage (grade)
- Open porches, stairways and deck(s)

Garage(s)/Accessory Structure(s)

- Garage door(s)
- Slab condition
- Wall structure and covering

Hallways, Stairs and Entries

- Stairs and handrails to upper floors

Sleeping Room(s)

- Electrical outlets and fixtures
- 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: 2185 CARTER AVE

File Number: File#: 19-033645

Date of Evaluation: Apr 23, 2019

Owner: Mark E Vanderschaaf/Elizabeth M Vande

Zoning District: R3

Client Name: Mark and Elizabeth Vanderschaaf

Present Occupancy:

Client Contact: sjtownley@aol.com

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Patrick Leahy AccuSpec Home I

Evaluator Contact: Work: 651-699-6515
patleahy@accuspechome.com

Basement/Cellar

- | | | |
|-------------------------------------|---|--|
| 1. Stairs and Handrails | B | 1. B - Guardrail: Missing on open side of stairs.B - Head room less than 6 feet 8 inches.B - Narrow treads and steep steps. |
| 2. Basement/Cellar Floor | M | |
| 3. Foundation | M | |
| 4. Evidence of Dampness or Staining | Y | 4. C - Old stains evident. |
| 5. First Floor, Floor System | M | |
| 6. Beams and Columns | B | 6. B- Adjustable post 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 installation/grounding | M |
| 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) | M |
| 13. Gas piping (all floors) | M |
| 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 | 1 |
|--------------------------------|---|

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17b. Type	Hot Water	
17c. Fuel	Gas	
18. Installation and visible condition	M	
19. Viewed in operation (required in heating season)	N	
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	M	
24. Evidence of dampness or staining	N	
25. Electrical outlets and fixtures	M	
26. Plumbing fixtures	M	
27. Water flow	M	
28. Window size/openable area/mechanical exhaust	M	
29. Condition of doors/windows/mechanical exhaust	M	
Living and Dining Room(s)		
30. Walls and ceiling	M	
31. Floor condition and ceiling height	M	
32. Evidence of dampness or staining	Y	32. C - Old stains evident in living room closet.
33. Electrical outlets and fixtures	M	
34. Window size and openable area	M	
35. Window and door condition	M	
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 - Handrail(s): Not continuous or lack return.B - Head room less than 6 feet 8 inches.
39. Electrical outlets and fixtures	M	

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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 M
- 43. Floor condition and ceiling height M
- 44. Evidence of dampness or staining N
- 45. Electrical outlets and fixtures H
- 46. Plumbing fixtures M
- 47. Water flow M
- 48. Windows size/openable area/mechanical exhaust M
- 49. Condition of windows/doors/mechanical exhaust M

45. H - GFCI receptacle does not trip when tested, 2nd floor bath.

Sleeping Room(s)

- 50. Walls and ceilings M
- 51. Floor condition, area and ceiling height M
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures B
- 54. Window size and openable area B
- 55. Window and door condition M

53. B - Surface run romex wiring to wall light 2nd floor bedroom.

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

Enclosed Porches and Other Rooms

- 56. Walls, ceiling and floor condition M
- 57. Evidence of dampness or staining N
- 58. Electrical outlets and fixtures M
- 59. Window and door condition M

Attic Space

- 60. Roof boards and rafters NV
- 61. Evidence of dampness or staining NV
- 62. Electrical wiring/outlets/fixtures NV
- 63. Ventilation NV

60. C - Attic not visible, finished rooms.

Exterior Space

- 64. Foundation 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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65. Basement/cellar windows	M	
66. Drainage (grade)	B	66. B - Grade doesn't allow surface water to drain away from building.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	68. C - Double-keyed deadbolt locks on entrance doors.
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	B	70. B - Weathered wood on deck and back steps.
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	72. C - Low pitched roof not visible.
73. Gutters and downspouts	M	
74. Chimney(s)	B	74. B - Spalling bricks.
75. Outlets, fixtures and service entrance	H	75. H - Ungrounded 3-prong receptacle east exterior of house.
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	M	
77. Wall structure and covering	B	77. B - Siding lacks 6" clearance or in contact with grade.
78. Slab condition	B	78. B - Slab cracked and settled.
79. Garage door(s)	B	79. B - Deteriorated overhead door.B - Overhead door springs lack safety cables.
80. Garage opener(s)	Y	
81. Electrical wiring, outlets and fixtures	M	
Fireplace/Woodstove		
82. Number of Units	1	
83. Dampers installed	Y	
84. Installation	M	
85. Condition	M	
Insulation		
86a. Attic Insulation: Present	NV	
86b. Attic Insulation: Type	NA	
86c. Attic Insulation: Depth	NA	
87a. Foundation Insulation: Present	N	
87b. Foundation Insulation: Type	NA	
87c. Foundation Insulation: Depth	NA	
88a. Knee Wall Insulation: Present	NV	
88b. Knee Wall Insulation: Type	NA	
88c. Knee Wall Insulation: Depth	NA	
89a. Rim Joist Insulation: Present	Y	

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89b. Rim Joist Insulation: Type Foam

89c. Rim Joist Insulation: Depth 3-6
inches

General

90. Carbon Monoxide Alarm M

General Comments M

B - Electric dryer not venting to the exterior.C -
Limited view of crawlspace from wall access.

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: Patrick Leahy AccuSpec Home Inspections Inc

Phone: Work: 651-699-6515

Evaluation Date: Apr 23, 2019