



CITY OF SAINT PAUL, MN

Christopher B. Coleman, Mayor

DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement
Katie Larson, Truth-in-Sale of Housing Manager

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: 2246 COMMONWEALTH AVE

Date of Evaluation: Jul 22, 2017

Date of Expiration: Jul 22, 2018

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: H
 - Smoke Detector Hard Wired (required in Single Family Homes): N
 - Smoke Detector Comments: H - Home is lacking a Hard-Wired smoke detector
- Open Permits:
 - This property has No Open Permits.

HAZARDOUS

Basement Only

- Electrical service installation/grounding
- Electrical wiring, outlets and fixtures

Bathroom(s)

- Electrical outlets and fixtures

General

- Carbon Monoxide Alarm

Living and Dining Room(s)

- Electrical outlets and fixtures

Sleeping Room(s)

- Electrical outlets and fixtures

BELOW MINIMUM

Attic Space

- Electrical wiring/outlets/fixtures

Basement/Cellar

- Beams and Columns
- Stairs and Handrails

Bathroom(s)

- Walls and ceiling

Enclosed Porches and Other Roc

- Window and door condition

Exterior Space

- Doors (frames/storms/screens)
- Drainage (grade)

Garage(s)/Accessory Structure(s)

- Garage door(s)
- Slab condition

General

- General Comments

Hallways, Stairs and Entries

- Stairs and handrails to upper floors

Plumbing System

- Plumbing fixtures (basement)
- Water heater(s), venting
- Water piping (all floors)

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: 2246 COMMONWEALTH AVE

File Number: File#: 17-052770

Date of Evaluation: Jul 22, 2017

Owner: Richard E Dennis/Gail S Dennis

Zoning District: R3

Client Name: Richard & Gail Dennis

Present Occupancy:

Client Contact: Same

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Scott Scheunemann Scheunemann

Evaluator Contact: Work: 651-646-0009 scott.homeinspector@gmail.com

Basement/Cellar

1. Stairs and Handrails	B	B - Lacking guardrail B - Uneven risers
2. Basement/Cellar Floor	M	
3. Foundation	M	
4. Evidence of Dampness or Staining	Y	C - Masonry foundation walls are covered
5. First Floor, Floor System	M	
6. Beams and Columns	B	B - Cracks in wood members B - Column lacking bearing point

Electrical Services

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

Basement Only

8. Electrical service installation/grounding	H	H - Lacking grounding jumper across the water meter - grounded to City side only B - Federal Pacific Brand panel
9. Electrical wiring, outlets and fixtures	H	H - Open electrical junction box

Plumbing System

10. Floor drain(s) (basement)	M	
11. Water and vent piping (all floors)	M	
12. Water piping (all floors)	B	B - Missing backflow preventers on exterior faucets
13. Gas piping (all floors)	M	
14. Water heater(s), installation	M	
15. Water heater(s), venting	B	B - Flue is not visibly connected to the metal liner
16. Plumbing fixtures (basement)	B	B - Toilet fixture in open

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	C - Patched ceiling
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	N	
33. Electrical outlets and fixtures	H	H - Exposed wiring at wall in West room
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	B - Handrail(s) lack returned ends B - Uneven risers C - Floor is out of level
39. Electrical outlets and fixtures	M	
40. Window and door conditions	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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Smoke Detectors

- 41a. Present Y H - Home is lacking a Hard-Wired smoke detector
- 41b. Properly Located H
- 41c. Hard-Wire N

Bathroom(s)

- 42. Walls and ceiling B B - Blistered paint
- 43. Floor condition and ceiling height M
- 44. Evidence of dampness or staining N
- 45. Electrical outlets and fixtures H H - Lacking GFCI outlet in bathroom
- 46. Plumbing fixtures M
- 47. Water flow M
- 48. Windows size/openable area/mechanical exhaust M
- 49. Condition of windows/doors/mechanical exhaust M

Sleeping Room(s)

- 50. Walls and ceilings M C - Plaster cracks
- 51. Floor condition, area and ceiling height M
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures H H - Ungrounded 3-prong outlets
- 54. Window size and openable area M
- 55. Window and door condition M

Enclosed Porches and Other Rooms

- 56. Walls, ceiling and floor condition NA
- 57. Evidence of dampness or staining Y C - Damaged/stained ceiling in rear porch
- 58. Electrical outlets and fixtures NA
- 59. Window and door condition B B - Broken window pane in front porch

Attic Space

- 60. Roof boards and rafters M
- 61. Evidence of dampness or staining Y
- 62. Electrical wiring/outlets/fixtures B B - Damaged light fixture
- 63. Ventilation Y

Exterior Space

- 64. Foundation M
- 65. Basement/cellar windows M

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66. Drainage (grade)	B	B - Grade doesn't allow surface water to drain away from building in areas
67. Exterior walls	M	
68. Doors (frames/storms/screens)	B	B - Double-keyed dead bolts present
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	M	
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	
73. Gutters and downspouts	M	
74. Chimney(s)	M	
75. Outlets, fixtures and service entrance	M	
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	NA	
77. Wall structure and covering	M	
78. Slab condition	B	B - Damaged slab
79. Garage door(s)	B	B - Weathered finish
80. Garage opener(s)	N	
81. Electrical wiring, outlets and fixtures	M	
Fireplace/Woodstove		
82. Number of Units	1	
83. Dampers installed	Y	
84. Installation	M	
85. Condition	M	C - Flue and internal components are not visible
Insulation		
86a. Attic Insulation: Present	Y	
86b. Attic Insulation: Type	Loose fiberglass	
86c. Attic Insulation: Depth	0-3 inches	
87a. Foundation Insulation: Present	NV	
87b. Foundation Insulation: Type	NV	
87c. Foundation Insulation: Depth	NV	
88a. Knee Wall Insulation: Present	NA	
88b. Knee Wall Insulation: Type	NA	
88c. Knee Wall Insulation: Depth	NA	
89a. Rim Joist Insulation: Present	N	
89b. Rim Joist Insulation: Type	NA	

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89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm H

H - CO detector lacking in hallway

General Comments B

H - Evidence of buried fuel oil tank in front yard

Smoke Detectors

41a. Present Y

H - Home is lacking a Hard-Wired smoke detector

41b. Properly Located H

41c. Hard-Wire N

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: Scott Scheunemann Scheunemann Home Inspections (Scott Scheunemann)

Phone: Work: 651-646-0009

Evaluation Date: Jul 22, 2017