



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: 2250 LUTHER PLACE UNIT 103

Date of Evaluation: May 26, 2018

Date of Expiration: May 26, 2019

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: Condo
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.

BELOW MINIMUM

Living and Dining Room(s)

- Window and door condition

Sleeping Room(s)

- Electrical outlets and fixtures
Window and door condition

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

Address: 2250 LUTHER PLACE UNIT 103
Date of Evaluation: May 26, 2018
Zoning District: RM1
Present Occupancy:
Number of Units Evaluated: Condo

File Number: File#: 18- 066743
Owner: Douglas W Koons/Jane E Koons
Client Name: Jane and Douglas Koons
Client Contact: sjtownley@aol.com
Evaluator Name: Patrick Leahy AccuSpec Home I
Evaluator Contact: Work: 651- 699- 6515
patleahy@accuspechome.com

Basement/Cellar

- | | |
|-------------------------------------|----|
| 1. Stairs and Handrails | NA |
| 2. Basement/Cellar Floor | NA |
| 3. Foundation | NA |
| 4. Evidence of Dampness or Staining | NA |
| 5. First Floor, Floor System | NA |
| 6. Beams and Columns | NA |

Electrical Services

- | | | |
|-----------------------------------|----------|--|
| 7a. Number of Electrical Services | 1 | |
| 7b. Amps | 100 | 7b. C - Main shut off not in electrical panel. |
| 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) | NA |
| 11. Waste and vent piping (all floors) | M |
| 12. Water piping (all floors) | M |
| 13. Gas piping (all floors) | NA |
| 14. Water heater(s), installation | NA |
| 15. Water heater(s), venting | NA |
| 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 |
| 17b. Type | Forced Air |
| 17c. Fuel | Electric |
| 18. Installation and visible condition | M |
| 19. Viewed in operation (required in heating season) | N |

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

- 20. Combustion venting **NA**
- 21a. Additional heating unit(s): **NA**
Type
- 21b. Additional heating unit(s): **NA**
Fuel
- 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 **N**
- 33. Electrical outlets and fixtures **M**
- 34. Window size and openable area **M**
- 35. Window and door condition **B**

35. B - Fogged glass indicates broken thermal seal on window(s).

Hallways, Stairs and Entries

- 36. Walls, ceilings, floors **M**
- 37. Evidence of dampness or staining **N**
- 38. Stairs and handrails to upper floors **NA**
- 39. Electrical outlets and fixtures **M**
- 40. Window and door conditions **M**

Smoke Detectors

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

Bathroom(s)

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

- 42. Walls and ceiling **M**
- 43. Floor condition and ceiling height **M**
- 44. Evidence of dampness or staining **N**
- 45. Electrical outlets and fixtures **M**
- 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**
- 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 **M**
- 55. Window and door condition **B**

53. B - Loose electrical outlet front bedroom

55. B - Fogged glass indicates broken thermal seal on window(s).

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**

Attic Space

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

Exterior Space

- 64. Foundation **NA**
- 65. Basement/cellar windows **NA**
- 66. Drainage (grade) **NA**
- 67. Exterior walls **NA**
- 68. Doors (frames/storms/screens) **NA**
- 69. Windows (frames/storms/screens) **NA**

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

- 70. Open porches, stairways and deck(s) **NA**
- 71. Cornice and trim(s) **NA**
- 72. Roof structure and covering **NA**
- 73. Gutters and downspouts **NA**
- 74. Chimney(s) **NA**
- 75. Outlets, fixtures and service entrance **NA**

Garage(s)/Accessory Structure(s)

- 76. Roof structure and covering **NA**
- 77. Wall structure and covering **NA**
- 78. Slab condition **NA**
- 79. Garage door(s) **NA**
- 80. Garage opener(s) **NA**
- 81. Electrical wiring, outlets and fixtures **NA**

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**
- 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**

90. C - Condo does not have any gas burning appliances.

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: Patrick Leahy AccuSpec Home Inspections Inc

Phone: Work: 651- 699- 6515

Evaluation Date: May 26, 2018