



### 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](http://www.stpaul.gov/dsi)

Property Address: 2261 HILLSIDE AVE  
Date of Evaluation: Sep 19, 2018  
Date of Expiration: Sep 19, 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: 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 Alarms on site are older than manufactured expected replacement dates.
- Open Permits:
  - This property has No Open Permits.
- Registered Vacant Building
  - Visit [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi) or call 651-266-8989

## HAZARDOUS

### General

- Carbon Monoxide Alarm

### Living and Dining Room(s)

- Electrical outlets and fixtures

## BELOW MINIMUM

### Basement Only

- Electrical service installation/grounding

### Basement/Cellar

- Stairs and Handrails

### Bathroom(s)

- Walls and ceiling

### Exterior Space

- Drainage (grade)
- Exterior walls
- Open porches, stairways and deck(s)
- Windows (frames/storms/screens)

### Garage(s)/Accessory Structure(s)

- Electrical wiring, outlets and fixtures
- Garage door(s)
- Roof structure and covering

### Plumbing System

- Plumbing fixtures (basement)
- Water piping (all floors)

### Sleeping Room(s)

- 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: 2261 HILLSIDE AVE

File Number: File#: 18-105916

Date of Evaluation: Sep 19, 2018

Owner: Jane D Bose Trustee

Zoning District: RT2

Client Name: Jane Bose Estate

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 - Handrail(s): Not continuous or lack return.B<br>- Head room less than 6 feet 8 inches. |
| 2. Basement/Cellar Floor            | M |   |
| 3. Foundation                       | M |   |
| 4. Evidence of Dampness or Staining | Y | 4. C - Stains evident on walls.   |
| 5. First Floor, Floor System        | M | 5. C - Area(s) are concealed or covered by permanent building materials.                      |
| 6. Beams and Columns                | M | 6. C - Area(s) are concealed or covered by permanent building materials.                      |

### Electrical Services

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

### Basement Only

- |  |   |   |
|--|---|---|
| 8. Electrical service installation/grounding | B | 8. B - Panel Box(s): not fully indexed. |
| 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)          | B  | 12. B - Leaking shut off valve at water meter. |
| 13. Gas piping (all floors)            | M  |  |
| 14. Water heater(s), installation      | M  |  |
| 15. Water heater(s), venting           | NA |  |
| 16. Plumbing fixtures (basement)       | B  | 16. B - Laundry tub faucet handle leaks        |

### 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 |

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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	N
33. Electrical outlets and fixtures	H
34. Window size and openable area	M
35. Window and door condition	M

33. H - Ungrounded 3-prong outlets in living room.

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

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### Smoke Detectors

41a. Present	Y	C - Smoke Alarms on site are older than manufactured expected replacement dates.
41b. Properly Located	Y	
41c. Hard-Wire	Y	

### Bathroom(s)

42. Walls and ceiling	B	42. B - Ceiling and wall cracks main floor bath.
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	M	
54. Window size and openable area	B	54. B - Does not meet egress - Window size is below minimum standards.
55. Window and door condition	M	

### 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	60. NV - Attic not viewed, fiberglass insulation over ceiling access.
61. Evidence of dampness or staining	NV	
62. Electrical wiring/outlets/fixtures	NV	
63. Ventilation	NV	

### Exterior Space

64. Foundation	M
65. Basement/cellar windows	M

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66. Drainage (grade)	B	66. B - Grade doesn't allow surface water to drain away from building.
67. Exterior walls	B	67. B - Wood shake siding is weathered and deteriorated
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	B	69. B - Deteriorated wood on exterior trim of windows.
70. Open porches, stairways and deck(s)	B	70. B - Steps: Shifted and loose stone steps on side of house. B - Brick sidewalk is loose and washing out on side of house.
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	72. C - Limited view of roof
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	B	76. B - Deteriorated wood shakes.
77. Wall structure and covering	M	
78. Slab condition	M	
79. Garage door(s)	B	79. B - Deteriorated overhead door(s).
80. Garage opener(s)	Y	
81. Electrical wiring, outlets and fixtures	B	81. B - Garage door opener using extension cord.
Fireplace/Woodstove		
82. Number of Units	2	
83. Dampers installed	Y	
84. Installation	M	
85. Condition	M	
Insulation		
86a. Attic Insulation: Present	Y	
86b. Attic Insulation: Type		
86c. Attic Insulation: Depth	NV	
87a. Foundation Insulation: Present	NV	
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	NV	

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89b. Rim Joist Insulation: Type NA

89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm H

90. H - Missing carbon monoxide detector within 10 feet of bedrooms

General Comments M

B - Front retaining wall cracked and damaged. B - Back stone retaining wall has fallen.

## 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: Sep 19, 2018