



### 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:** 2387 CHILCOMBE AVE

**Date of Evaluation:** Apr 10, 2018

**Date of Expiration:** Apr 10, 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:

• **Open Permits:**

*This property has the following open permits:  
FN - 11 289113 - - Active/Issued*

## **HAZARDOUS**

### **Basement Only**

- Electrical wiring, outlets and fixtures

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

- Electrical wiring, outlets and fixtures

### **Sleeping Room(s)**

- Electrical outlets and fixtures

## **BELOW MINIMUM**

### **Basement Only**

- Electrical service installation/grounding

### **Basement/Cellar**

- Stairs and Handrails

### **Bathroom(s)**

- Condition of windows/doors/mechanical exhaust

### **Exterior Space**

- Basement/cellar windows
- Drainage (grade)
- Exterior walls
- Foundation
- Gutters and downspouts
- Open porches, stairways and deck(s)

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

- Garage door(s)
- Wall structure and covering

### **Hallways, Stairs and Entries**

- Stairs and handrails to upper floors

### **Heating System(s)**

- Installation and visible condition

### **Kitchen**

- Plumbing fixtures

### **Plumbing System**

- 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: 2387 CHILCOMBE AVE  
 Date of Evaluation: Apr 10, 2018  
 Zoning District: R3  
 Present Occupancy:  
 Number of Units Evaluated: Single Family Dwelling

File Number: File#: 18- 051723  
 Owner: David A Bienhoff/Eleanor H Bienhoff  
 Client Name: David and Eleanor Bienhoff  
 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             | <b>B</b> | <i>1. B - Handrail(s): Not continuous or lack return.B - Head room less than 6 feet 8 inches.B - Guardrail: Opening is greater than 4 inches.</i> |
| 2. Basement/Cellar Floor            | <b>M</b> |                                                                                                                                                   |
| 3. Foundation                       | <b>M</b> |                                                                                                                                                   |
| 4. Evidence of Dampness or Staining | <b>N</b> |                                                                                                                                                   |
| 5. First Floor, Floor System        | <b>M</b> |                                                                                                                                                   |
| 6. Beams and Columns                | <b>M</b> |                                                                                                                                                   |

### Electrical Services

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

### Basement Only

- |                                              |          |                                                                   |
|----------------------------------------------|----------|-------------------------------------------------------------------|
| 8. Electrical service installation/grounding | <b>B</b> | <i>8. B - Panel Box(s): not fully indexed.</i>                    |
| 9. Electrical wiring, outlets and fixtures   | <b>H</b> | <i>9. H - Open electrical junction box in ceiling of basement</i> |

### Plumbing System

- |                                        |          |                                                           |
|----------------------------------------|----------|-----------------------------------------------------------|
| 10. Floor drain(s) (basement)          | <b>M</b> |                                                           |
| 11. Waste and vent piping (all floors) | <b>M</b> |                                                           |
| 12. Water piping (all floors)          | <b>B</b> | <i>12. B - Missing backflow preventer outside faucet.</i> |
| 13. Gas piping (all floors)            | <b>M</b> |                                                           |
| 14. Water heater(s), installation      | <b>M</b> |                                                           |
| 15. Water heater(s), venting           | <b>M</b> |                                                           |
| 16. Plumbing fixtures (basement)       | <b>M</b> |                                                           |

### 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 | <b>1</b>         |
| 17b. Type                      | <b>Hot Water</b> |

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**17c. Fuel**

**Gas**

18. Installation and visible condition

**B**

*18. B - Corrosion on boiler and pressure relief valve has signs of past leaks*

19. Viewed in operation (required in heating season)

**Y**

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

**B**

*26. B - Improper dishwasher discharge loop under sink.*

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

**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 - Attic stairs missing handrail and guardrail.*

39. Electrical outlets and fixtures

**M**

40. Window and door conditions

**M**

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### 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 **M**
- 46. Plumbing fixtures **M**
- 47. Water flow **M**
- 48. Windows size/openable area/mechnical exhaust **M**
- 49. Condition of windows/doors/mechanical exhaust **B** *49. B - Louvered window in 2nd floor bath does not completely close*

### 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 **H** *53. H - Ungrounded 3- prong outlet in northeast bedroom*
- 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**
- 61. Evidence of dampness or staining **N**
- 62. Electrical wiring/outlets/fixtures **M**
- 63. Ventilation **Y**

### Exterior Space

- 64. Foundation **B** *64. B - Cracked / loose surface concrete*
- 65. Basement/cellar windows **B** *65. B - Deteriorated basement window.*

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66. Drainage (grade)	<b>B</b>	<i>66. B - Grade doesn't allow surface water to drain away from building.</i>
67. Exterior walls	<b>B</b>	<i>67. B - Exterior siding is loose and lacks proper clearance to soil.</i>
68. Doors (frames/storms/screens)	<b>M</b>	
69. Windows (frames/storms/screens)	<b>M</b>	
70. Open porches, stairways and deck(s)	<b>B</b>	<i>70. B - Guardrail on flat roof over garage is deteriorated and loose B - Upper deck guardrail has deteriorated wood and openings greater than 4 inches.</i>
71. Cornice and trim(s)	<b>M</b>	
72. Roof structure and covering	<b>M</b>	<i>72. C - Limited view of roof due to snow and view from ground.</i>
73. Gutters and downspouts	<b>B</b>	<i>73. B - Damaged gutter west side of house</i>
74. Chimney(s)	<b>NV</b>	
75. Outlets, fixtures and service entrance	<b>M</b>	
<b>Garage(s)/Accessory Structure(s)</b>		
76. Roof structure and covering	<b>NV</b>	
77. Wall structure and covering	<b>B</b>	<i>77. B - Missing siding and lacks proper clearance to soil</i>
78. Slab condition	<b>M</b>	
79. Garage door(s)	<b>B</b>	<i>79. B - Service door does not close</i>
80. Garage opener(s)	<b>N</b>	
81. Electrical wiring, outlets and fixtures	<b>H</b>	<i>81. H - GFCI receptacle does not trip</i>
<b>Fireplace/Woodstove</b>		
82. Number of Units	<b>NA</b>	
83. Dampers installed	<b>NA</b>	
84. Installation	<b>NA</b>	
85. Condition	<b>NA</b>	
<b>Insulation</b>		
86a. Attic Insulation: Present	<b>N</b>	
86b. Attic Insulation: Type	<b>NA</b>	
86c. Attic Insulation: Depth	<b>NA</b>	
87a. Foundation Insulation: Present	<b>N</b>	
87b. Foundation Insulation: Type	<b>NA</b>	
87c. Foundation Insulation: Depth	<b>NA</b>	
88a. Knee Wall Insulation: Present	<b>NV</b>	
88b. Knee Wall Insulation: Type	<b>NA</b>	
88c. Knee Wall Insulation: Depth	<b>NA</b>	

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89a. Rim Joist Insulation: **N**

Present

89b. Rim Joist Insulation: Type **NA**

89c. Rim Joist Insulation: Depth **NA**

**General**

90. Carbon Monoxide Alarm **M**

General Comments **M**

*B - Loose/missing stones in retaining wall.B -  
Tree branches in contact with house.*

## 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 10, 2018