

ROBBINSDALE POINT-OF-SALE OF HOUSING DISCLOSURE REPORT

NOTICE - Read Entire Report Carefully

This is not a Buyers Inspection!

Page 1 of 4

Address Of Evaluated Dwelling: 942 Duches
 Owner Name: Fall 2011 Test House Hm _____
 Owner Address: 942 Duches Wk _____
 (City, State, ZIP) St Paul, MN
 Realtor/Contact: _____ Ph _____ Fax _____

I declare to the best of my knowledge the following information for this property regarding any sewer backup or any evidence of chronic water seepage; any abandoned unused or uncapped well; or any discharge of storm water, ground water, roof runoff, yard drainage, foundation drains or sump pumps into the sanitary sewer: NONE YES, COMMENTS: _____

Signature of Owner (Disclosure Report Not Valid Without Signature) _____ Date: _____

***** SEE ATTACHED PAGES FOR **IMPORTANT** CONSUMER INFORMATION *****

Number of Dwelling Units: 1 Check if: Townhouse or Condo

Pending Orders: NO orders YES orders pending from Robbinsdale Inspections Division.
 This property: IS NOT condemned IS condemned (reason): _____

1. This report offers a limited overview of building components and fixtures by the evaluator and is not technically extensive. Prospective buyers may want to seek additional opinions from various experts in the inspections field prior to purchase. This report is not a warranty or guarantee, expressed or implied, by the City of Robbinsdale or by the evaluator or of any building component or fixture.
2. This report is not a code compliance inspection. The owner, owner's agent and/or buyer must repair all items marked Repair/Replace. All required Repair/Replace items are enforceable by Robbinsdale City Code Ordinance Section 435. The Inspections Division will not use all other items as a basis for enforcing Robbinsdale ordinances.
3. The ordinance requires and places the responsibility on the seller or agent to make sure that this report is publicly displayed on the premises when the house is shown to prospective buyers. Also, the seller or agent must give a copy of this report to the buyer prior to the signing of a Purchase Agreement.
4. This report covers only those items listed on the form. The evaluator is not required to ignite the heating plant, use a ladder to observe the condition of the roofing, evaluate inaccessible or concealed areas or disassemble items. This report does not address formaldehyde, lead paint, any airborne gasses (including radon), asbestos, wood stoves or fireplaces (except for visible venting and clearances), or air conditioners. Gas inserts in fireplaces WILL be evaluated.
5. This report is not an FHA, VA or Section 8 inspection. It is not an appraisal.
6. This report is valid for one year from the date of issue and only for the owner named on the report. It is required for all single-family homes, duplexes, tri-plexes, townhouses, or condominiums offered for sale.
7. Any **questions** regarding this report should be directed to the **evaluator** whose name and phone number appear below. Any **complaints** regarding this report should be directed to the **Program Administrator**, Point of sale at (763) 531-1268, Robbinsdale Inspections Division, 4100 Lakeview Ave. N., Robbinsdale, MN 55422.
8. If the buyer intends to rent out any portion of this property a rental housing license is required by City of Robbinsdale Ordinance Section 425 prior to rental. Please contact the Secretary of the Inspections Division at (763) 531-1268.

I hereby certify that this report is made in compliance with the Robbinsdale Code of Ordinances, Section 435, and that I utilized care and diligence reasonable and ordinary for one meeting the Certification Standards. 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: (print) _____ Evaluation Date: 09/20/2011
 Signed: _____ Telephone Number: _____

THERE ARE REQUIRED REPAIR/REPLACE ITEMS NOTED IN THIS REPORT: YES NO
 If "RR" items noted, permits may be required, see attached "Most Common Repair Items."

ADDRESS:
942 DUCHES

PID NUMBER:

DATE:
09 / 20 / 2011

EVALUATION CODES: **M:** = Meets Minimum Requirements **B:** = Below Minimum Requirements **C:** = Comments
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Items marked "RR" indicate that the item must be repaired or replaced and a re-inspection must be made by the City of Robbinsdale Inspector within one year of the evaluation report.

Any item marked "B", "C", "SC" or "RR" must have a written comment about the item. "Y" or "N" must have comments when starred (*). Read "COMMENTS" COLUMN CAREFULLY. Each Item May Have More Than One Code.

Any item with the words "SEE HANDOUT" in the comment column refers to the "MOST COMMON REPAIRS" handout that should be attached to this report. Contact the evaluator if it is not attached.

Item List	Required	RR	Item number / Code / Comments
1. Basement stairs	<u>B</u>	<u>1</u>	1. B Low headroom, less than 6' 8".
2. Basement floor	<u>B</u>	<u>2</u>	Riser heights greater than 8"
3. Foundation walls	<u>B</u>	<u>3</u>	Uneven riser heights. Handrail
4. Evidence of dampness or staining			ends not returned. Handrail height
a) on basement walls (Y* or N)	<u>Y,C</u>	<u>4a</u>	is not installed 34" - 38" above
b) on basement floor (Y* or N)	<u>Y,C</u>	<u>4b</u>	the stair nosing.
c) See owner's statement on page A			2. B Lacking vapor barrier in
5. Basement sleeping rooms (Y* or N)	<u>N,NA</u>	<u>5</u>	crawlspace.
(If Yes, see page "C")			3. B Cracks in walls. Loose / missing
6. First floor, floor system	<u>B</u>	<u>6</u>	mortar.
7. Columns & beams	<u>B</u>	<u>7</u>	4A C Stains evident.
8. Floor drains	<u>M</u>	<u>8</u>	4B C Stains evident. Dampness on
9. Waste & vent piping	<u>B,C</u>	<u>RR</u>	slab by water heater. Stained
10. Water piping	<u>C,B</u>	<u>10</u>	posts at slab.
11. Gas piping	<u>B</u>	<u>11</u>	6. B Cracked floor joist. Untreated
12. Water heater	<u>C</u>	<u>12</u>	wood members do not have 18"
13. Water heater venting	<u>C</u>	<u>13</u>	minimum clearance to soil in
14. Basement plumbing fixtures	<u>B</u>	<u>14</u>	crawlspace.
15. Copper water line visible on the street side of			7. B Unanchored posts. Untreated wood
water meter (Y or N*)	<u>Y</u>	<u>15</u>	members do not have 18" minimum
<i>Evaluator assumes no responsibility for copper water</i>			clearance to soil in crawlspace.
<i>line being continuous to street.</i>			Improperly supported posts in
16. Electrical service installation / size at panel	<u>C,B</u>	<u>RR</u>	crawlspace.
Amps: <u>100</u> Volts: <u>220</u>			9. B Non banded rubber union.
60 Amp suitable for one major 220 volt appliance.			9. C No visible contrasting primer
<i>The evaluator is not required to disassemble items</i>			visible at some PVC unions. Clean
<i>or evaluate inaccessible areas.</i>			out in crawlspace.
17. Smoke detectors properly located	<u>M</u>	<u>17</u>	9. RR Open waste line in floor at
a) Operable	<u>M</u>	<u>17a</u>	laundry sink.
18. Separate 20-amp kitchen circuit indexed at			10. B Missing vacuum breaker at
service panel (Y or N*)	<u>Y</u>	<u>18</u>	exterior faucet. damaged water
19. Basement electrical outlets/fixtures	<u>B</u>	<u>RR</u>	10. C Water is off. Freeze damaged
20. Electrical outlet for laundry indexed at service			water pipes.
panel (Y or N*)	<u>Y</u>	<u>20</u>	11. B Unsupported gas piping
21. Heating plant installation	<u>M</u>	<u>21</u>	(crawlspace). Electric dryer vent
Type: <u>Forced Air</u> Fuel: <u>Natural Gas</u>			is not vented outside.
<i>Heat exchanger evaluated only if readily visible.</i>			12. C Water off, not tested.
<i>Evaluator is not required to light the pilot.</i>			13. C Electric water heater, no
22. Heating plant viewed in operation (Y or N*)	<u>N,C</u>	<u>22</u>	venting required.
23. Heating plant combustion venting	<u>B</u>	<u>23</u>	14. B Unvented laundry sink, S trap.
24. Auxiliary/additional heating units (Y or N)	<u>N</u>	<u>24</u>	Unsecured laundry tub.
a) Installation	<u>NA</u>	<u>24a</u>	16. B Service panel lacks required
b) Viewed in operation (Y or N*)	<u>N,NA</u>	<u>24b</u>	clearance. Missing service
c) Combustion venting	<u>NA</u>	<u>24c</u>	connectors / clamp. Electrical
d) Location(s) <i>(include attic or garage heater)</i>	<u>NA</u>	<u>24d</u>	system not properly grounded /

Evaluator: (print) _____ Date 09/20/2011

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		<u>Required</u>	<u>RR</u>	<u>Item number / Code / Comments</u>
KITCHEN				
25. Walls & ceiling components	<u>C</u> 25		25	lacking jumper - not bonded at water meter.
26. Evidence of dampness or staining (Y* or N)	<u>Y,C</u> 26			
27. Floor condition	<u>C,B</u> 27		27	16. C Panel not fully indexed.
28. Window size & openable area	<u>M</u> 28			16. RR Missing knockouts on front of panel.
29. Window & door condition / Mech. Vent.	<u>B</u> 29		29	19. B Loose ground at water heater.
30. Electrical outlets & fixtures	<u>B</u> 30	<u>RR</u>	30	Unprotected NM wiring to water heater. Unsecured and unprotected NM wiring - by staircase. Improper box connections.
31. Plumbing fixtures	<u>B</u> 31		31	19. RR Missing cover plates at junction boxes (above water heater). Missing cover plate at laundry outlet (above dryer). Missing knockout plug at west wall boxes (above dryer)
32. Water flow	32	<u>RR</u>	32	22. C Not operating, does not respond to thermostat.
33. Gas piping	<u>C</u> 33		33	23. B Vent is backpitched.
DINING/LIVING ROOM				
34. Walls & ceiling components	<u>B,C</u> 34		34	25. C Patched walls / ceiling.
35. Evidence of dampness or staining (Y* or N)	<u>N,M</u> 35			26. C Stains evident below kitchen sink.
36. Floor area & ceiling height	<u>M</u> 36			27. B Damaged floor covering. Soft flooring.
37. Floor condition	<u>C</u> 37		37	27. C Floor out of level.
38. Window size & openable area	<u>M</u> 38			29. B Inoperable window, screwed shut.
39. Window & door condition	<u>B</u> 39		39	30. B Unprotected NM wiring above sink. Outlet box not flush. Ceiling light box not flush. Missing globe on ceiling light.
40. Electrical outlets & fixtures	<u>B</u> 40	<u>RR</u>	40	30. RR Missing cover plate, exposed wiring (north wall above door way)
BATHROOM				
41. Walls & ceiling components	<u>M</u> 41		41	31. B Backpitched waste. Missing fixture components. Disconnected water line.
42. Evidence of dampness or staining (Y* or N)	<u>N,M</u> 42			32. RR Unable to properly test, water shut off.
43. Floor condition	<u>C,B</u> 43		43	33. C Capped gas line, no stove present.
44. Window size & openable area/Mech. Vent.	<u>B</u> 44			34. B Loose paint.
45. Window & door condition	<u>NA</u> 45		45	34. C Patching evident.
46. Electrical outlets & fixtures	46	<u>RR</u>	46	37. C Floor out of level.
47. Plumbing fixtures	<u>B</u> 47	<u>RR</u>	47	39. B Upper sashes stuck.
48. Water flow	48	<u>RR</u>	48	40. B Missing fixture components (ceiling)
HALLWAYS/STAIRWELLS				
49. Walls & ceiling components	<u>M</u> 49		49	40. RR Broken outlet (north wall living room). Missing coverplate. Broken outlet (south wall).
50. Evidence of dampness or staining (Y* or N)	<u>N,M</u> 50			43. B Soft spot by toilet.
51. Floor condition	<u>M</u> 51		51	43. C Floor out of level.
52. Window & door condition	<u>M</u> 52		52	
53. Electrical outlets & fixtures	<u>M</u> 53		53	
54. Stairs (upper floors)	<u>B</u> 54		54	
55. Smoke detectors properly located	<u>M</u> 55		55	
a) Operable	<u>M</u> 55a		55a	
SLEEPING ROOMS				
56. Number of sleeping rooms (include basement)	<u>3 M</u> 56			
57. Walls & ceiling components	<u>B</u> 57		57	
58. Evidence of dampness or staining (Y* or N)	<u>N</u> 58			
59. Floor area & ceiling height	<u>B</u> 59			
60. Floor condition	<u>C</u> 60		60	
61. Window size & openable area	<u>M</u> 61			
62. Window & door condition	<u>B</u> 62		62	
63. Electrical outlets & fixtures	<u>B</u> 63	<u>RR</u>	63	

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PORCH/SUNROOM/OTHER ROOM

64. Walls & ceiling components	<u>M</u>	64
65. Evidence of dampness or staining (Y* or N)	<u>N,N</u>	65
66. Floor condition/area/ ceiling height	<u>M</u>	66
67. Window & door condition	<u>M</u>	67
68. Electrical outlets & fixtures	<u>M</u>	68

ATTIC SPACE (if visible)

69. Roof boards & rafters / Mech. Vent.	<u>M</u>	69
a) Attic insulation		
TYPE(s) <u>Fiberglass</u> DEPTH <u>6-8"</u>		
70. Evidence of dampness or staining (Y* or N)	<u>Y,C</u>	70
71. Electrical outlets & fixtures	<u>C</u>	71

EXTERIOR (Items visible at time of evaluation only)

72. Foundation	<u>B</u>	72
73. Basement windows	<u>B</u>	73
74. Drainage (grade)	<u>B</u>	74
75. Exterior walls	<u>B</u>	75
76. Doors (frames/storms/screens)	<u>B</u>	76
77. Windows (frames/storms/screens)	<u>B</u>	77
78. Stoops	<u>M</u>	78
79. Cornice & trim	<u>B</u>	79
80. Roof covering & flashing	<u>B,C</u>	80
81. Chimney	<u>B</u>	81
82. Electrical outlets/fixtures	<u>B</u>	82
83. Two-family dwelling egress	<u>NA</u>	83

OPEN/UNHEATED TYPE PORCHES

84. Floor	<u>M</u>	84
85. Walls	<u>B</u>	85
86. Roof /ceiling	<u>M</u>	86
87. Doors /screens /windows	<u>M</u>	87
88. Electrical outlets / fixtures	<u>B</u>	88

GARAGE /Accessory Building

89. Roof structure & covering	<u>B</u>	89
90. Wall structure & covering	<u>B,C</u>	90
91. Garage doors	<u>B</u>	91
a) Automatic garage door opener	<u>C</u>	91a
92. Electrical outlets & fixtures	<u>B</u>	92

MISCELLANEOUS

93. Clutter (egress obstruction)	<u>M</u>	93
94. Sanitation	<u>M</u>	94
95. Vermin	<u>M</u>	95
96. Guards (Walls/guardrails/railings)	<u>NA</u>	96

<u>Required</u>	
<u>RR</u>	
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<u>RR</u>	82
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<u>RR</u>	92
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Item number / Code / Comments

44. B Inoperable fan. (1st fl)
46. RR Malfunctioning GFCI, does not trip test.
47. B Missing flush handle, toilet. Faucet openings (tub) below spill line / no proper backflow preventors. (2nd) Toilet lacking 1" anti siphon air gap. (both)
47. RR Open waste (1st under sink)
48. RR Unable to properly test, water shut off.
54. B Uneven riser heights. Low guardrail (less than 36") Narrow stairs, less than 30". Handrail not installed 30"-34" Headroom less than 6ft 8". Handrail is non continous.
57. B Damaged / loose plaster for walls and ceilings. Patched ceilings.
59. B Less than 7' ceiling height (rear 2nd fl)
60. C Floor out of level.
62. B Damaged bedroom door (1st fl) One sash does not close (2nd fl west)
63. B Reverse polarity outlet (s). Missing fixture components (2nd fl east room) Incomplete lights in both bedrooms (2nd). Lacks proper number of outlets. (2nd fl west room) Unprotected wires (2nd fl east closet)
63. RR Broken outlet, missing cover (1st fl / east wall) Loose light, exposed contacts (2nd fl east bedroom closet)
70. C Stains in attic.
71. C Knob & tube in contact with insulation. NM wiring within 3' of hatch.
72. B Cracked foundation.
73. B Boarded basement window.
74. B Grade does not allow surface water to drain away from building in all areas. Improper gutter

LICENSED CONTRACTOR REQUIRED TO REPAIR OR EVALUATE (safety check or certify) :

Heating System: Yes No Water Heater: Yes No Plumbing System: Yes No
 Electrical System: Yes No Structural System: Yes No Other: _____ Yes

EVALUATOR TO RETURN TO COMPLETE THE EVALUATION DUE TO: utility shut-off, heating plant not on, locked areas, etc. Yes No (The evaluator will charge.)

Evaluator: (print) _____ Date 09/20/2011

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