

Notice - Read entire report carefully

Address of evaluated dwelling <i>942 Duchess St.</i>	Unit no.	No. of units <i>1</i>
Owner name <i>Fall test house 2011</i>		
Owner address <i>, , MN</i>		

- This Report offers a limited overview of building components and fixtures by the Evaluator and is not technically extensive. Prospective buyers may seek additional evaluations from various experts in the inspection field prior to purchase. **This Report is NOT a warranty or guarantee expressed or implied by the City of Bloomington, or by the Evaluator, or of any building component or fixture.***
- The Ordinance requires that no person shall exhibit or show a dwelling for sale without first having obtained an Evaluation Report. The original Evaluation Report issued for the dwelling must be displayed on the site and shall be provided to the buyer before or at the time of sale of the dwelling. A copy of the Report must be submitted to the City of Bloomington within 7 calendar days after the evaluation has been made.*
- This Report is **not** an FHA or VA inspection or appraisal.*
- This Report covers only the items listed on this form. The evaluator is not required to evaluate inaccessible, concealed, or unsafe areas; climb up on roofs; or disassemble items. This Report does not address lead paint, radon, or asbestos.*
- This Report is valid for one year from the date of issue and only to the owner named above.*
- Any **questions** regarding this Report should be directed to the City of Bloomington or the Evaluator whose name appears on the back of this form. Any **complaints** regarding this Report should be directed to the City of Bloomington Review Evaluator at City Hall, 1800 West Old Shakopee Road, phone 952-563-8930 (TTY: 952-563-8740).*

Evaluation codes:

If an item is non-existent, the word "**None**" shall be indicated in the comment area. Items marked with a "**NA**" indicate that this item is not applicable or not relevant. Items marked with a "**M**" indicate that no problems related to that item were seen at the time of evaluation. The following require comments explaining each item: any "**B**" (Below minimum requirements); any "**C**"

(Comment); and any "**H**" (Hazardous as defined in the *City Code*). Additional comment sheets may be attached if needed. **Items marked "H" (Hazardous) must be corrected and inspected by a City Inspector prior to occupancy. PERMITS may be REQUIRED FOR CORRECTION OF HAZARDOUS ITEMS.**

None	Non-existent	M	Meets requirements	B	Below minimum requirements	C	Comment	H	Hazardous	NA	Not applicable
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Interior: basement		Item number/comments and remarks	
1. Stairs - railings, landings, steps	<u>B</u>	1.	1 B Handrail not returned, less than 34" high. Headroom clearance less than 6'8". Uneven riser.
2. Floor	<u>BC</u>	2.	2 B No vapor barrier on crawl space areas
3. Foundation walls	<u>BC</u>	3.	2 C Evidence of current dampness.
4. Columns and beams	<u>B</u>	4.	3 B Cracks on foundation walls, Loose mortar
5. First floor structural systems	<u>B</u>	5.	3 C Unable to evaluate crawl space. No access to crawl space. Stains evident in areas.
6. Floor drain and its cleanout	<u>M</u>	6.	4 B Post not secured. Rotting condions exist on wood post base.
7. Water supply piping	<u>H</u>	7.	5 B Untreated joist in crawl space with-in 18" of earth.
8. Plumbing fixtures	<u>HB</u>	8.	7 H Water shutoff,- No Water Service to house at time of evaluation,- A Re-inspection by the city is required when this hazard has been corrected,- (items # 7,8,9,11 and 19) will then be
9. Drain, waste and vent piping	<u>HB</u>	9.	
10. Heating system installation and operation	<u>BC</u>	10.	
11. Water heater installation and operation	<u>C</u>	11.	
12. Venting system of the heating plant and water heater	<u>HBC</u>	12.	
13. Gas lines and valves	<u>B</u>	13.	
14. Fireplaces	<u>NA</u>	14.	
15. Electrical service. Service size at panel: <u>100</u> AMPS	<u>HB</u>	15.	
16. Electrical outlets/fixtures/wiring	<u>HB</u>	16.	
17. Smoke detectors	<u>M</u>	17.	
18. Sleeping room(s)	<u>NA</u>	18.	

This Evaluation Report shall be conspicuously displayed on the premise at all times the dwelling is offered for sale.

Interior: Rooms on level		1	2	Item number/comments and remarks
19. Plumbing fixtures	<u>HB</u>	<u>NA</u>	19.	reinspected. There is no charge for this service. Minimum water flow cannot be tested (water turned off). Noted broken water line at south sill cock. 8 H Dry trap at laundry. 8 B Unvented laundry drain, Laundry tub unsecured. 9 H Open waste, next to floor drain. Open waste at tee from upper bathroom. 9 B No visible primer on pvc waste in crawl space. 10 B Slightly Backpitched power flue for furnace. 10 C Gas shut off, can not operate to test. 11 C Electric water heater. Water turned off, can't evaluate. 12 B electric dryer vents disconnected,vents to bsmt. 12 C Electric water heater installed, no venting required. 13 B Unsupported gas line piping in crawl space. 15 H Missing breaker knock-outs. No visible main electrical ground to water supply piping. Water meter missing jumper wire. 15 B Improper clearance for electric panel. All circuits not indexed at service panel. Missing romex connectors at panel. 16 H Missing coverplates, exposed electric wires. 16 B Improper surface mounted wiring, not drilled through joist. Loose ground wire connection at water meter. Unprotected cable wiring to water heater. 19 H Kitchen faucet missing spout, Dis-coonected water line at kitchen sink. (2nd)Bathtub faucet opening is below the spill line. Improper air gap on toilet(s) ballcock. Open drain waste line at 1st level bath sink. 19 B 2nd level toilet missing flush lever. Kitchen sink drain backpitched. 21 H Missing coverplate on wall above door/kitchen. Damaged exposed outlet in front room & 1st level bedroom.
20. Gas lines and valves	<u>M</u>	<u>NA</u>	20.	
21. Electrical outlets/fixtures/wiring	<u>HB</u>	<u>NA</u>	21.	
22. Auxiliary heaters - installation and wiring	<u>NA</u>	<u>NA</u>	22.	
23. Wood burning appliances	<u>NA</u>	<u>NA</u>	23.	
24. Fireplaces	<u>NA</u>	<u>NA</u>	24.	
25. Floors and rooms - construction and dimensions	<u>C</u>	<u>NA</u>	25.	
26. Light and ventilation windows	<u>B</u>	<u>NA</u>	26.	
27. Sleeping rooms	<u>M</u>	<u>NA</u>	27.	
28. Smoke detectors (presence, location, operation)	<u>M</u>	<u>NA</u>	28.	
29. Walls and ceiling components	<u>C</u>	<u>NA</u>	29.	
30. Stairs and railings (upper floors)	<u>B</u>	<u>NA</u>	30.	
Interior: Attic space				
31. Rafters, sheathing, ventilation	<u>C</u>	<u>C</u>	31.	
32. Evidence of staining or seepage	<u>C</u>	<u>C</u>	32.	
33. Electrical outlets/fixtures/wiring	<u>C</u>	<u>C</u>	33.	
Exterior				
34. Electrical outlets/fixtures/overhead service	<u>H C</u>	<u>C</u>	34.	
35. Stairs, decks, balconies, porches, railings	<u>C</u>	<u>B</u>	35.	
36. Walls - siding, trim, etc.	<u>B</u>	<u>C</u>	36.	
37. Windows (frames/screens/glass)	<u>C</u>	<u>C</u>	37.	
38. Doors	<u>C</u>	<u>B C</u>	38.	
39. Roof covering and flashing	<u>B C</u>	<u>B</u>	39.	
40. Chimneys and vents	<u>B</u>	<u>B</u>	40.	
41. Drainage	<u>B</u>	<u>H</u>	41.	
42. Plumbing - backflow prevention	<u>H</u>		42.	
Garage				
43. Roof structure and covering	<u>B</u>	<u>B</u>	43.	
44. Wall structure and covering	<u>B</u>	<u>B</u>	44.	
45. Overhead garage door	<u>B</u>	<u>HB</u>	45.	
46. Electrical outlets/fixtures/wiring	<u>HB</u>	<u>NA</u>	46.	
47. Gas lines and valves	<u>NA</u>	<u>NA</u>	47.	
48. Fire separation	<u>NA</u>	<u>NA</u>	48.	
49. Heaters	<u>NA</u>		49.	
Miscellaneous				
50. Miscellaneous, including abandoned fuel tanks	<u>M</u>	<u>M</u>	50.	
51. Sanitation	<u>M</u>		51.	
Certification by licensed contractor				
52. Certification of the heating system required?	Y/N	<u>N</u>	52.	
53. Certification of the water heater required?	Y/N	<u>N</u>	53.	
54. Certification of the plumbing system required?	Y/N	<u>Y</u>	54.	
55. Certification of the electrical system required?	Y/N	<u>N</u>	55.	
56. Certification of the structural system required?	Y/N	<u>N</u>	56.	
57. List other certifications required:				

An immediate hazard as indicated in Section 14.420 of the Bloomington City Code was discovered and is identified herein. A Certificate of Approval shall be issued by the City prior to occupancy by a new owner. "YES" must be indicated if ANY item has been marked "Hazardous". "NO" must be indicated if NO item has been marked "Hazardous".

Circle one. **YES** NO

I hereby certify that this evaluation was done in compliance with Bloomington City Code Sec. 14.419 and the City of Bloomington Housing Standards and Evaluator Guidelines.

Evaluator's signature M J Mason Phone no. _____ Issue date: 09/20/2011