

Truth in Sale of Housing Disclosure Report

NOTICE - Read Entire Report Carefully. This is not a Buyer's Inspection!

Address: 942 Duchess St., St. Paul, MN 55106



Current Owner Name: TEST HOUSE

Contact:
Business/Relationship:

Owner Address:

I declare to the best of my knowledge the following information:

This property has had environmental testing, removal, or remediation of environmental contamination by the United States Environmental Protection Agency, Minnesota Pollution Control Agency, other governmental agency, or under the direction of such agency: Yes / No

If yes, the seller shall provide the testing, removal, or remediation results to the buyer.

Water damage to property: flood damage sewer backup water seepage

Please Describe:

Age of Roof: _____ **Condition of Roof:** Poor Fair Good Excellent **Currently Leaking:** Yes / No **Patched:** Yes / No

Signature of Owner/Representative of Owner

Date:

(Disclosure Report Not Valid Without Signature)

***** SEE ATTACHED PAGES FOR IMPORTANT CONSUMER INFORMATION *****
THERE ARE REQUIRED REPAIR/REPLACE ITEMS NOTED IN THIS REPORT.

Observed Number of Units: 0

City Reference as: 0

Building Type: Single Family

Present Occupancy: Conforming

Zoning:

Housing Orders: No

Condemnation Status: NA

Reason:

1. This report offers a limited overview of the 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 Minneapolis or by the evaluator or of any building component or fixture. Further, the buyer may want to seek additional information regarding any open permits. For 1st time condominium units, this report includes only those items located within the residential units. The Professional Opinion covers those items in the common areas of the building.
2. The buyer must repair all items marked Repair/Replace, unless the seller agrees to do the repairs. The seller is not required to complete the RR's if the property does not sell. All required Repair/Replace items are enforceable by Minneapolis Ordinance Chapter 248 and/or 250. All other items will not be used by the Inspections Division as a basis for enforcing Minneapolis ordinances.
3. The ordinance requires that no person shall exhibit or show a dwelling for sale without first having obtained an official Evaluation Report and places the responsibility on the seller or agent to make sure that this report (and in the case of 1st time condo conversions, the Professional Opinion,) is publicly displayed on the premises at all times when the house is shown to prospective buyers. Also, the seller or agent must give a copy of this report (and Professional Opinion for 1st time condo conversions) to the buyer prior to the signing of a Purchase Agreement, or as otherwise required in Minneapolis Ordinance Chapter 248 and/or 250.
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, fireplaces or air conditioners. Gas inserts in fireplaces WILL be evaluated.
5. This report is not an FHA, VA or Section 8 inspection. This report is not a code compliance inspection. It is not an appraisal. This report may be based upon different standards than the lender, FHA, or VA.
6. The seller is required to provide the disclosure information in the box above. If this is not filled out, buyers are advised to request the seller to do so.
7. This report is valid for two years from the date of issue and only for the owner named on the report. It is required for all single-family homes, duplexes, townhouses or 1st time condominium conversions offered for sale.
8. **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 Truth in Housing at (612) 673-5840, Minneapolis Inspections Division, 250 South 4th Street #300, Minneapolis, MN 55415.

I hereby certify that this report is made in compliance with the Minneapolis Code of Ordinances, Chapter 248, 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:

Phone:

Evaluation Date: 09/20/11

Signature:

Evaluation #:

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EVALUATION CODES:

M :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction
RRE :=Repair/Replace, Evaluator Verification Required **RRP** :=Repair/Replace, Permit/City Inspector Required **LIC** :=Safety Check, Licensed Contractor Required

Each item may have more than one code. Items marked "RRE" or "RRP" indicate that the item must be repaired or replaced within 90 days of closing. Items marked "LIC" require a licensed contractor to evaluate the safety of the item and may or may not require a repair. Buyer must sign acknowledgement of responsibility agreement unless a Certificate of Approval (COA) has been issued to seller. If the house doesn't sell, the seller does not have to do the repairs. See attached handout on the "MOST COMMON REPAIRS".

1 Basement

1. Basement Stairs/Railings
 - B, Stairway headroom is less than 6' 8".**
 - B, Uneven riser heights.**
 - B, Below Minimum Requirements: Rise is more than 8" on bottom step. Stairs are not level.**
2. Basement Floors
 - C, Floor is uneven in areas.**
 - B, There is no vapor barrier in the crawl space.**
3. Foundation Walls
 - B, Cracks in walls.**
 - B, Missing/damaged mortar.**
 - C, Other Comment: Crawl spaces not entered.**
4. Evidence of Dampness or Staining
 - C, Evidence of dampness and/or staining.**
5. First Floor, Floor System
 - B, Untreated wood members do not have an 18" minimum clearance to soil.**
 - B, Cracked, damaged, or deteriorated joists in areas.**
6. Columns & Beams
 - B, Beam has improper bearing on column.**
 - B, Below Minimum Requirements: Improperly supported beam(s) & joists in crawl space.**
7. Basement Sleeping Rooms
 - NA, Not Applicable/Does Not Apply**
8. Basement Plumbing Fixtures
 - RRE, Repair/Replace: Water is off - reinspection required when water service is restored.**
9. Sump Pump
 - NA, Not Applicable/Does Not Apply**
10. Smoke Detectors / CO Detectors
 - M, Meets Minimum Requirements
11. Basement Electrical Outlets/Fixture
 - B, Unsecured romex in areas.**
 - SC, Capped wiring protruding from junction box, missing cover plate.**
 - SC, Missing cover plate(s).**
 - SC, Suggested Correction: Loose ground connection at water heater.**
 - B, Below Minimum Requirements: Improperly run romex wiring.**

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2 Electric

Amps:

100

Volts:

115/230

12. Electrical Service Installation

B, Service panel not (fully) indexed.

C, Service panel is located in a closet.

SC, Suggested Correction: Missing box connectors at service panel.

RRE, Knockout(s) missing in front of service panel.

RRE, No jumper at water meter.

RRP, Electrical system not properly grounded from panel to water system. State electric permit required.

13. Separate 20-amp Kitchen Circuit ind

M, Meets Minimum Requirements

14. Separate 20-amp Laundry Circuit ind

M, Meets Minimum Requirements

3 Plumbing

15. Floor Drains

M, Meets Minimum Requirements

16. Drain, Waste & Vent Piping

B, Below Minimum Requirements: No contrasting color primer visible at some PVC drain, waste, vent pipe connections.

RRP, Repair/Replace: Open drain, waste, vent connection by floor drain under laundry tub, no visible piping at or below floor level. Plumbing permit required to repair.

RRE, Water off at time of evaluation. Re-inspection required.

17. Water Supply Piping

RRE, Repair/Replace: Broken joint on water line to South side sillcock.

RRE, Repair/Replace: Water off - re-inspection required when water service is restored.

18. Gas Piping

B, Unsupported gas line.

19. Copper Water Line Visible on the St

C, Other Comment: No copper line visible.

4 Water Heater

20. Water Heater & Installation

RRE, Water heater not operating due to water-shut off and/or is winterized. No other visible problems. Evaluator required to return after water service restored.

21. Water Heater Venting

C, Electric water heater, no venting required.

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5 Heating

Heating Type:

Forced Air

Heating Fuel:

Gas

- 22. Heating Plant Viewed in Operation
LIC, Heating plant did not respond to thermostat. Safety check by licensed Mpls heating contractor required.
- 23. Heating Plant Installation
M, Meets Minimum Requirements
- 24. Heating Plant Combustion Venting
RRP, Back pitched vent. Installation of new venting requires a mechanical permit by licensed Minneapolis contractor.
- 25. Incinerator / Abandoned Oil Tanks /
NA, Not Applicable/Does Not Apply

6 Laundry

- 26. Gas Piping
C, Other Comment: No gas piping visible in laundry area.
- 27. Dryer Venting
RRE, Repair/Replace: Dryer vent is disconnected - all dryers must vent to the exterior only.
- 28. Plumbing Fixtures
RRP, Open waste line for laundry tub, or standpipe, trap assembly is missing. Plumbing permit required to replace.
RRE, Repair/Replace: Water off - re-inspection required when water service is restored.

7 Kitchen

- 29. Walls and Ceiling Components
B, Peeling paint.
B, Below Minimum Requirements: Missing plaster / sheetrock under sink.
C, Other Comment: Repairs evident.
- 30. Evidence of Dampness or Staining
C, Other Comment: Stains under sink.
- 31. Floor Condition
C, Floor out of level.
B, Floor not impervious to moisture
B, Damaged flooring.
- 32. Window Size & Openable Area
M, Meets Minimum Requirements
- 33. Window & Door Condition/Mechanical
C, Other Comment: Window(s) are secured shut.

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34. Electrical Outlets/Fixtures

B, Light(s) lack globes.

SC, Missing cover plate(s).

B, Below Minimum Requirements: Outlet box(es) are not flush with the wall(s).

Unprotected romex wiring in cupboard above sink.

35. Plumbing Fixtures

RRE, Unable to properly test, water is shut off. Reinspection required.

RRP, Repair/Replace: Back pitched waste line. Plumbing permit required.

RRE, Repair/Replace: Disconnected water line(s) to sink faucet. Missing faucet components.

RRE, Unable to properly test, water is shut off. Reinspection required.

36. Water Flow

RRE, Unable to properly test, the water is shut off. Reinspection required.

37. Gas Piping

C, Other Comment: No stove installed. Permit required to install either gas or electric stove.

8 Dining Room/Living Room

38. Walls and Ceiling Components

B, Below Minimum Requirements: Peeling paint.

C, Other Comment: Repairs evident.

39. Evidence of Dampness or Staining

C, Stains on ceiling.

40. Floor Area & Ceiling Height

M, Meets Minimum Requirements

41. Floor Condition

C, Floor out of level / uneven floor.

C, Other Comment: Floor is carpet covered.

42. Window Size & Openable Area

B, Below Minimum Requirements: Less than required openable area for ventilation - living room lacks openable windows.

43. Window & Door Condition

M, Meets Minimum Requirements

44. Electrical Outlets/Fixtures

SC, Missing cover plates.

RRE, Repair/Replace: Broken / damaged receptacles - exposed contacts.

B, Below Minimum Requirements: Missing ceiling fixture. Installation of a new fixture requires a state electrical permit.

9 Bathroom (1st floor)

45. Walls & Ceiling Components

C, Other Comment: Repairs evident.

46. Evidence of Dampness or Staining

M, Meets Minimum Requirements

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47. Floor Condition

C, Floor out of level. Uneven floor

48. Window Size & Openable Area/Mechani

C, Other Comment: Exhaust fan only no window.

49. Window & Door Condition

M, Meets Minimum Requirements

50. Electrical Outlets & Fixtures

M, Meets Minimum Requirements

51. Plumbing Fixtures

RRE, Water supply is shut off can't evaluate. Reinspection required.

RRE, Improper air gap on toilet ballcock.

RRE, Repair/Replace: Open waste pipe - broken tail piece on sink drain.

B, Below Minimum Requirements: No contrasting color primer visible on PVC drain, waste, vent lines.

52. Water Flow

M, Meets Minimum Requirements

9 Bathroom (2nd floor)

45. Walls & Ceiling Components

M, Meets Minimum Requirements

46. Evidence of Dampness or Staining

M, Meets Minimum Requirements

47. Floor Condition

C, Floor out of level. Uneven floor

48. Window Size & Openable Area/Mechani

C, Other Comment: Exhaust fan only - no window.

49. Window & Door Condition

M, Meets Minimum Requirements

50. Electrical Outlets & Fixtures

RRE, GFCI outlet does not trip when tested

51. Plumbing Fixtures

RRE, Water supply is shut off can't evaluate. Reinspection required.

RRE, Improper air gap on toilet ballcock.

RRE, Repair/Replace: Bathtub spout is below the spill line. No permit required to replace the faucet. Plumbing permit required to install inline dual-check valves.

B, Below Minimum Requirements: Missing flush handle for toilet.

52. Water Flow

RRE, Water off at time of evaluation. Re-inspection required.

10 Hallways/Stairwells

53. Walls and Ceiling Components

M, Meets Minimum Requirements

54. Evidence of Dampness or Staining

M, Meets Minimum Requirements

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55. Floor Condition

C, Other Comment: Hallways & stairway are carpet covered.

56. Window & Door Condition

NA, Not Applicable/Does Not Apply

57. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

58. Stairs and Railings

B, Handrail less than 30" - 34" in height or 34" - 38" ends returned.

B, Headroom less than 6'8".

B, Low guardrail (less than 36")

B, Below Minimum Requirements: Uneven rise. Stairway is less than 30" in width.

Handrail is not continuous.

59. Smoke Detectors /CO Detectors

RRE, Repair/Replace: Smoke detector in 1st floor bedroom is chirping, battery replacement required.

11 Bedroom (1st floor)

60. Walls and Ceiling Components

B, Damaged areas.

61. Evidence of Dampness or Staining

C, Stains evident.

62. Floor Area & Ceiling Height

M, Meets Minimum Requirements

63. Floor Condition

C, Floor out of level.

C, Other Comment: Floor is carpet covered.

64. Window Size & Openable Area

M, Meets Minimum Requirements

65. Window & Door Condition

B, Damaged doors.

66. Electrical Outlets/Fixtures

SC, Missing cover plates.

B, Reversed polarity outlet(s).

B, Below Minimum Requirements: Missing light fixture globe(s).

RRE, Repair/Replace: Broken / damaged receptacles - exposed contacts.

11 Bedroom (2nd floor front)

60. Walls and Ceiling Components

B, Damaged areas.

61. Evidence of Dampness or Staining

M, Meets Minimum Requirements

62. Floor Area & Ceiling Height

M, Meets Minimum Requirements

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63. Floor Condition

C, Floor out of level.

C, Other Comment: Floor is carpet covered.

64. Window Size & Openable Area

M, Meets Minimum Requirements

65. Window & Door Condition

B, Below Minimum Requirements: Inoperable window.

66. Electrical Outlets/Fixtures

B, Below Minimum Requirements: Missing diffuser on light fixture.

11 Bedroom (2nd floor side)

60. Walls and Ceiling Components

C, Other Comment: Repairs evident.

61. Evidence of Dampness or Staining

M, Meets Minimum Requirements

62. Floor Area & Ceiling Height

M, Meets Minimum Requirements

63. Floor Condition

C, Other Comment: Floor is carpet covered.

C, Floor out of level.

64. Window Size & Openable Area

M, Meets Minimum Requirements

65. Window & Door Condition

B, Below Minimum Requirements: Upper sashes painted / stuck shut.

66. Electrical Outlets/Fixtures

B, Unshielded closet fixture(s).

RRE, Repair/Replace: Loose closet light fixture - exposed contacts.

B, Below Minimum Requirements: Unprotected wiring in closet - no conduit.

12 Porch/Sunroom/Other (Front porch)

67. Walls and Ceiling Components

B, Below Minimum Requirements: Walls are not plumb. Damaged ceiling boards.

68. Evidence of Dampness or Staining

M, Meets Minimum Requirements

69. Floor Condition, Area & Ceiling Height

C, Floor out of level.

C, Other Comment: Floor is carpet covered.

70. Window & Door Condition

B, Below Minimum Requirements: Missing storms / screens. Storm / screen door does not fit properly.

71. Electrical Outlets/Fixtures

B, Below Minimum Requirements: No outlet.

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12 Porch/Sunroom/Other (Back porch)

- 67. Walls and Ceiling Components
B, Below Minimum Requirements: Walls are not plumb.
- 68. Evidence of Dampness or Staining
NA, Not Applicable
- 69. Floor Condition, Area & Ceiling Height
C, Floor out of level.
C, Other Comment: Floor is carpet covered.
- 70. Window & Door Condition
B, Below Minimum Requirements: Damaged storm / screen door.
- 71. Electrical Outlets/Fixtures
B, Below Minimum Requirements: No outlet. Unprotected romex wiring.

12 Porch/Sunroom/Other (2nd floor - back)

- 67. Walls and Ceiling Components
NA, Not Applicable
- 68. Evidence of Dampness or Staining
NA, Not Applicable
- 69. Floor Condition, Area & Ceiling Height
B, Below Minimum Requirements: Room lacks 7' minimum ceiling height required for bedrooms or other habitable spaces.
C, Floor out of level.
C, Other Comment: Floor is carpet covered.
- 70. Window & Door Condition
B, Window(s) not operational/painted shut.
- 71. Electrical Outlets/Fixtures
NA, Not Applicable

13 Attic Space

Insulation Type:

Fiberglass

Insulation Depth:

6-9

- 72. Roof Boards & Rafters / Ventilation
M, Meets Minimum Requirements
- 73. Evidence of Dampness or Staining
C, Other Comment: Stains evident.
- 74. Electrical Outlets & Fixtures
B, Insulation is covering knob & tube wiring.
B, Below Minimum Requirements: Unprotected romex wiring within 3' of the hatch.
- 75. Mechanical Venting
M, Meets Minimum Requirements

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14 Exterior

- 76. Foundation
 - B, Cracked/damaged areas.**
 - C, Foundation is not fully visible.**
- 77. Basement Windows
 - B, Earth/grade in contact with window frame.**
 - B, Boarded up window(s).**
 - B, Weathered window.**
- 78. Drainage (Grade) / Rainleaders
 - B, Walks settled in areas.**
 - B, Missing/damaged gutter components.**
- 79. Exterior Walls
 - B, Loose siding in areas.**
 - B, Weathered/damaged siding.**
 - B, Siding/trim lacks 6" clearance to grade.**
 - B, Missing corner pieces.**
- 80. Doors (frames/storms/screens/deadbo
 - B, Damaged/deteriorated storm door(s).**
 - B, Below Minimum Requirements: Missing closers for front & back storm / screen doors. Doors lack deadbolt locks. Damaged front entry door.**
- 81. Windows (frames/storms/screens)
 - B, Missing/damaged window components.**
 - B, Cracked /missing / loose glazing putty.**
 - B, Below Minimum Requirements: Peeling paint.**
- 82. Stoops
 - M, Meets Minimum Requirements
- 83. Cornice & Trim
 - B, Damaged/missing fascia/soffit.**
 - B, Weathered in areas.**
- 84. Roof Covering & Flashing
 - B, Missing shingle tab(s).**
 - C, Uneven in areas.**
 - C, Portions of roof are not visible.**
 - B, Weathered/worn roofing.**
 - B, Below Minimum Requirements: Improper / damaged flashing at dormer.**
- 85. Chimney
 - B, Improper chimney flashing.**
 - B, Mortar missing on areas of chimney.**
 - B, Below Minimum Requirements: Missing mortar cap on chimney.**
- 86. Electrical Outlets/Fixtures
 - B, Below Minimum Requirements: Improper PVC, (plumbing pipe used for electrical conduit), at back of house.**
 - RRP, Repair/Replace: Open / unsealed meter socket.**

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SC, Suggested Correction: Service wires lack 3' clearance from garage roof.

87. Exterior Plumbing-Backflow Preventi

RRE, Missing backflow preventers on exterior faucets (sillcocks).

B, Below Minimum Requirements: Damaged sillcock.

RRE, Repair/Replace: Water off - reinspection required when wter service is restored.

88. Two-Family Dwelling Egress

NA, Not Applicable

15 Open/Unheated Porch

89. Floors

NA, Not Applicable

90. Walls

NA, Not Applicable

91. Roof/Ceiling

NA, Not Applicable

92. Doors/Sceens/Windows

NA, Not Applicable

93. Electrical Outlets/Fixtures

NA, Not Applicable

16 Garage

94. Roof Structure & Covering

B, Below Minimum Requirements: Weathered / deteriorated shingles.

C, Other Comment: Garage interior is covered - roof structure not visible.

95. Wall Structure & Covering

C, Other Comment: Garage intreior is covered - wall structure not visible.

B, Deteriorated siding/trim.

B, Below Minimum Requirements: Missing siding.

96. Garage Doors

B, Weathered/deteriorated service door.

B, Weathered/deteriorated overhead door(s).

97. Automatic Garage Door Opener

C, Other Comment: Garage door opener is disconnected.

98. Electrical Outlets/Fixtures

B, Reversed polarity outlet(s).

SC, Suggested Correction: Improper cover on switch box by service door. 220v outlet wired for 110v.

SC, Broken receptacle/switches.

SC, Broken/damaged fixtures.

B, Below Minimum Requirements: Unproptected romex wiring at service entrance.

Missing globe(s) on exterior light fixtures.

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17 Miscellaneous

99. Clutter/Sanitation/Vermin

NA, Not Applicable

100.Other

NA, Not Applicable/Does Not Apply

18 Condo Conversion

101.Condo Conversion Professional Opini

NA, Not Applicable

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Truth in Housing Repair Notification City of Minneapolis-Inspections Division Truth in Sale of Housing, 250 South 4th Street, Room 300 Minneapolis, MN 55415

Issued To: *TEST HOUSE*

09/20/11

Owner does not have to complete repairs if the house is not sold.

Pursuant to Minneapolis Code of Ordinances, Sections 248.20 and 248.225, the owner may make the repairs. If the owner makes the repairs, a Certificate of Approval (needed for closing) will be issued after the repairs have been inspected and approved. The owner does not have to complete the repairs if the house does not sell. If the owner does not make the repairs, the buyer must sign an acknowledgement of responsibility form (provided by the City) and return it to the City. The buyer has 90 days from closing to complete the repairs. Your prompt cooperation in attending to the repair items is appreciated however, failure to comply by these deadlines may result in legal action.

REQUIRED REPAIRS

ID	Description	Area	Comment
8	Basement Plumbing Fixtures	Basement	RRE, Repair/Replace: Water is off - reinspection required when water service is restored.
12	Electrical Service Installation	Electric	RRE, Knockout(s) missing in front of service panel.
12	Electrical Service Installation	Electric	RRE, No jumper at water meter.
16	Drain, Waste & Vent Piping	Plumbing	RRE, Water off at time of evaluation. Re-inspection required.
17	Water Supply Piping	Plumbing	RRE, Repair/Replace: Broken joint on water line to South side sillcock.
17	Water Supply Piping	Plumbing	RRE, Repair/Replace: Water off - re-inspection required when water service is restored.
20	Water Heater & Installation	Water Heater	RRE, Water heater not operating due to water-shut off and/or is winterized. No other visible problems. Evaluator required to return after water service restored.
27	Dryer Venting	Laundry	RRE, Repair/Replace: Dryer vent is disconnected - all dryers must vent to the exterior only.
28	Plumbing Fixtures	Laundry	RRE, Repair/Replace: Water off - re-inspection required when water service is restored.
35	Plumbing Fixtures	Kitchen	RRE, Unable to properly test, water is shut off. Reinspection required.
35	Plumbing Fixtures	Kitchen	RRE, Repair/Replace: Disconnected water line(s) to sink faucet. Missing faucet components.
35	Plumbing Fixtures	Kitchen	RRE, Unable to properly test, water is shut off. Reinspection required.
36	Water Flow	Kitchen	RRE, Unable to properly test, the water is shut off. Reinspection required.
44	Electrical Outlets/Fixtures	Dining Room/Living R	RRE, Repair/Replace: Broken / damaged receptacles - exposed contacts.
50	Electrical Outlets & Fixtures	Bathroom	RRE, GFCI outlet does not trip when tested
51	Plumbing Fixtures	Bathroom	RRE, Water supply is shut off can't evaluate. Reinspection required.
51	Plumbing Fixtures	Bathroom	RRE, Improper air gap on toilet ballcock.
51	Plumbing Fixtures	Bathroom	RRE, Repair/Replace: Open waste pipe - broken tail piece on sink drain.
51	Plumbing Fixtures	Bathroom	RRE, Water supply is shut off can't evaluate. Reinspection required.
51	Plumbing Fixtures	Bathroom	RRE, Improper air gap on toilet ballcock.

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51	Plumbing Fixtures	Bathroom	RRE, Repair/Replace: Bathtub spout is below the spill line. No permit required to replace the faucet. Plumbing permit required to install inline dual-check valves.
52	Water Flow	Bathroom	RRE, Water off at time of evaluation. Re-inspection required.
59	Smoke Detectors /CO Detectors	Hallways/Stairwells	RRE, Repair/Replace: Smoke detector in 1st floor bedroom is chirping, battery replacement required.
66	Electrical Outlets/Fixtures	Bedroom	RRE, Repair/Replace: Broken / damaged receptacles - exposed contacts.
66	Electrical Outlets/Fixtures	Bedroom	RRE, Repair/Replace: Loose closet light fixture - exposed contacts.
87	Exterior Plumbing-Backflow Preventi	Exterior	RRE, Missing backflow preventers on exterior faucets (sillcocks).
87	Exterior Plumbing-Backflow Preventi	Exterior	RRE, Repair/Replace: Water off - reinspection required when wter service is restored.

SAFETY CHECKS

The systems listed below must be checked by a licensed contractor. The contractor must be licensed by the City of Minneapolis and/or the State of Minnesota in that specific trade to check the work. Return safety check forms to the address above or fax to (612) 673-2437. If "Evaluator Return" is indicated below, the evaluator may return to view the system that was not in operation at the time of the initial evaluation. The evaluator may find additional work is needed on the system.

ID	Description	Area	Comment
22	Heating Plant Viewed in Operation	Heating	LIC, Heating plant did not respond to thermostat. Safety check by licensed Mpls heating contractor required.

PERMIT REQUIRED REPAIR

The permit must be pulled before scheduling. Call the inspector listed on the permit to schedule an appointment. You need to have the permit number to set the appointment. There will be a charge for the permit, which covers the inspection.

ID	Description	Area	Comment
12	Electrical Service Installation	Electric	RRP, Electrical system not properly grounded from panel to water system. State electric permit required.
16	Drain, Waste & Vent Piping	Plumbing	RRP, Repair/Replace: Open drain, waste, vent connection by floor drain under laundry tub, no visible piping at or below floor level. Plumbing permit required to repair.
24	Heating Plant Combustion Venting	Heating	RRP, Back pitched vent. Installation of new venting requires a mechanical permit by licensed Minneapolis contractor.
28	Plumbing Fixtures	Laundry	RRP, Open waste line for laundry tub, or standpipe, trap assembly is missing. Plumbing permit required to replace.
35	Plumbing Fixtures	Kitchen	RRP, Repair/Replace: Back pitched waste line. Plumbing permit required.
86	Electrical Outlets/Fixtures	Exterior	RRP, Repair/Replace: Open / unsealed meter socket.

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Reinspection Process

When all the items are completed they must be inspected and approved.

For items that need a permit:

If your notification indicates PERMIT NEEDED, the permit(s) must be pulled and work completed BEFORE the re-inspection takes place. If you are a homeowner occupant of a single family house, you may obtain a permit, if you are not, you must hire a licensed contractor. Bring this notification with you when you apply for permits.

For items that do not need a permit:

Call the evaluator who did the initial TISH report to re-inspect all the non-permit items. The evaluator's name and phone number are on the bottom of page 1 of the report. There will be a charge for this inspection.

Appeal

This repair notice may be appealed. Section 248.150 of the Minneapolis Code of Ordinances provides that an appeal must be filed in writing within thirty (30) days of the date of this notice accompanied with a \$100 filing fee. If you wish to appeal this order, call (612) 673-5840 for an application.

Assistance

If you need financial assistance to complete these repairs, you may call the Minneapolis Community Planning and Economic Development for information on home improvement loans at (612) 673-5095.