



INITIAL REPORT (checked) AMENDED REPORT

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

NOTICE - READ ENTIRE REPORT CAREFULLY

Table with 3 columns: Address of evaluated dwelling, Unit No., No. of Units; Owner Name, Nbr. of Bedrooms, Nbr. of Baths; Owner Address.

- 1. This report offers a limited overview of building components and fixtures...
2. The City Code requires that no person shall exhibit or show a dwelling for sale...
3. This Report is not an FHA or VA inspection or appraisal.
4. This Report covers only the items listed on this form.
5. This Report is valid for one year from the date of issue...
6. Any questions regarding this Report should be directed to the Housing Evaluator...

Evaluation codes:

If an item is non-existent, the word "None" shall be indicated in the comment area. Items marked with an "NA" indicate that this item is not applicable or not relevant. Items marked with an "M" indicate 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 Housing Evaluators Standards). Additional comment sheets may be attached if needed. Items marked "H" (Hazardous) must be corrected and reinspected by a separate Licensed Housing Evaluator prior to occupancy. PERMITS MAY BE REQUIRED FOR CORRECTION OF HAZARDOUS ITEMS.

Table with 6 columns: None, M, B, C, H, NA with their respective descriptions.

INTERIOR: Basement

- 1. Stairs - railings, landings, steps
2. Floor
3. Foundation walls
4. Columns and beams
5. First floor structural systems
6. Floor drain and its cleanout
7. Water supply piping
8. Plumbing fixtures
9. Drain, waste, and vent piping

			plastic waste connections.
10.	Heating system installation and operation	<u>C</u>	10 C Not operating,non heating season not evaluated.
11.	Water heater installation and operation	<u>C</u>	11 C Water heater not operating ,not evaluated.
12.	Venting system of heating plant & water heater	<u>H, B, C</u>	12 H Back pitched flue pipe(s) on furnace, 12 C Utilities off-can't evaluate water supply & venting. 12 B Damaged loose dryer exhaust.
13.	Gas lines and valves	<u>B, C</u>	13 C gas off , not fully evaluated 13 B Unsupported gas line piping in crawl space
14.	Electrical service installation	<u>H, B</u>	14 H Water meter missing jumper wire. Missing knock out plug on electrical panel. 14 B improper romex connection(s) on panel. lacks access clearance to panel.
15.	Electrical service size: <u>100</u> AMPS	<u>M</u>	
16.	All circuits indexed at panel	<u>M</u>	
17.	Electrical outlets/wiring/fixtures	<u>H, B</u>	17 H Missing junction box cover(s),loose ground on water heater. Missing 220 coverplate above dryer. 17 B romex run under floor joists, unprotected romex,
18.	Sleeping room(s) INTERIOR: Rooms - 1st Floor	<u>NA</u>	
19.1	Plumbing fixtures	<u>H, B</u>	19 H water shut off,can't evaluate safety check by lisc contractor or reinspection required. (1st) Open waste under bathroom sink(1st) 19 B disconnected piping / valve(s), Improper air gap on toilet(s) ballcock-fillhose must be 1" above center overflow tube. (1st)
20.1	Gas lines and valves	<u>C</u>	20 C gas off , no stove present at time of ealuation
21.1	Electrical outlets/fixtures/wiring	<u>H, B</u>	21 H Missing /improper coverplates kitchen , broken outlet in front room & bedroom. (1st) 21 B Unprotected romex / wiring on rear porch ceiling and above kitchen sink. (1st) Missing fixture component(s).outlet in kitchen not flush. (1st) Reverse polarity on bedroom outlet(s). (1st)
22.1	Auxiliary heaters - installation & wiring	<u>NA</u>	
23.1	Wood burning appliances	<u>NA</u>	
24.1	Fireplaces	<u>NA</u>	
25.1	Floors & rooms - construction/dimensions	<u>B, C</u>	25 C Floor(s) out of level. (1st) 25 B Damaged kitchen flooring. (1st)
26.1	Light & ventilation windows	<u>B</u>	26 B Bath Exhaust fan not operating, damaged bedroom door (1st)
27.1	Sleeping rooms	<u>M</u>	
28.1	Smoke detectors & CO detectors	<u>M</u>	
29.1	Walls & ceiling components	<u>B, C</u>	29 C Stains under sink. (1st) 29 B Peeling paint (1st)front porch floor settled (1st)
30.1	Stairs & railings (upper floors) INTERIOR: Rooms - 2nd Floor	<u>M</u>	
19.2	Plumbing fixtures	<u>H, B</u>	19 H water off dry trap -certification or reinspection required. (2nd) 19 B missing toilet handle,Bathtub faucet is below the spill line.Add backflow preventor or raise faucet. permit required. (2nd)
20.2	Gas lines and valves	<u>NA</u>	
21.2	Electrical outlets/fixtures/wiring	<u>H, B</u>	21 H Bathroom GFCI receptacle not functioning correctly. (2nd) Loose light fixture(s) exposed wires in closet east to improper outlet supply. (2nd) 21 B Missing fixture component(s). (2nd) No globe protection for closet light. (2nd)
22.2	Auxiliary heaters - installation & wiring	<u>NA</u>	
23.2	Wood burning appliances	<u>NA</u>	
24.2	Fireplaces	<u>NA</u>	
25.2	Floors & rooms - construction/dimensions	<u>B, C</u>	25 C Floor(s) out of level. (2nd) 25 B Low headroom in areas. (2nd) loose floor by toilet on 2nd,
26.2	Light & ventilation windows	<u>B</u>	26 B Bedroom total window area less than 10% of room floor area. (2nd) Sashes not operational. (2nd)
27.2	Sleeping rooms	<u>B</u>	27 B Egress window opening does not meet requirements in all bedrooms. (2nd)

Address of Evaluated Dwelling 942 DUCHESS ST

28.2	Smoke detectors & CO detectors		<u>H</u>	28 H Improperly located smoke detector(s)in rear east area. No closer than 6 inches to wall if on ceiling (2nd)
29.2	Walls & ceiling components		<u>B</u>	29 B Damaged \stained wall(s). (2nd)
30.2	Stairs & railings (upper floors)		<u>B</u>	30 B Head room clearance less than 6'8". (2nd) Stairway is less than 36" wide. (2nd) Improper rail & stairs (2nd)
INTERIOR: Attic Space				
31.	Rafters, sheathing, ventilation		<u>M</u>	
32.	Evidence of staining or seepage		<u>C</u>	32 C Stains in attic
33.	Electrical outlets/fixtures/wiring		<u>B</u>	33 B Knob & tube wiring covered by insulation.
EXTERIOR				
34.	Electrical outlets/fixtures/overhead service		<u>H, B</u>	34 H loose meter cover 34 B service wires low over garage.improper plastic conduit by meter.
35.	Stairs, decks, balconies, porches, railings		<u>B</u>	35 B Damaged steps.
36.	Walls - siding, trim, etc.		<u>B, C</u>	36 C Sidewalls / dormer flashing is tarred , can't view. 36 B Siding is in contact with -lacks 6" clearance to grade. Siding is damaged in areas , aluminum fascia is damaged / missing in areas. cracked / damaged areas on foundation, improper trim in areas. Piece(s) of siding missing.
37.	Windows (frames/screens/glass)		<u>B</u>	37 B Weathered window(s) in areas, Missing / broken screen.
38.	Doors		<u>B</u>	38 B weathered door-door components, Damaged / missing hardware. rear porch door drags on floor.
39.	Roof covering & flashing		<u>B, C</u>	39 C Limited view of flat roof,not fully evaluated. Uneven in areas. 39 B Weathered / worn shingles. Broken shingles.incompleter perimeter flashing on flat roof.
40.	Chimneys & vents		<u>B</u>	40 B incomplete chimney flashing,excessive tarring on chimney Chimney has missing mortar.
41.	Drainage		<u>B</u>	41 B Grade does not allow surface water to drain away from building. Missing gutter components. Loose gutter components. Missing , improper or short gutter extension(s)
42.	Plumbing - backflow prevention		<u>B, C</u>	42 C Utilities off-can't evaluate water supply 42 B No backflow anti-siphon device for lawn irrigation system. faucet not operational see # 12
GARAGE				
43.	Roof structure & covering		<u>B</u>	43 B Weathered / worn shingles. Curled. Tree limbs or branches in contact with roof.
44.	Wall structure & covering		<u>B</u>	44 B siding lacks 6 "clearance to grade, Weathered / deteriorated siding. Missing siding piece(s). Weathered trim.
45.	Overhead garage door - opener	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>B, C</u>	45 C opener un-plugged /disconnected,not evaluated. 45 B Weathered /deteriorated door(s).
46.	Electrical outlets/fixtures/wiring		<u>H, B</u>	46 H Broken fixture on exterior west gable, Ungrounded three-prong outlet(s).Ground or install GFCI protection.improper 220 volt outlet, improper plate by service door. 46 B Reversed polarity outlet(s). missing globe on light.
47.	Gas lines & valves		<u>NA</u>	
48.	Fire separation		<u>NA</u>	
49.	Heaters		<u>NA</u>	
MISCELLANEOUS				
50.	Abandoned fuel tanks, house numbers		<u>M</u>	
51.	Sanitation		<u>M</u>	
CERTIFICATION BY CONTRACTOR:				
52.	Certification of the heating system required?		<u>No</u>	
53.	Certification of the water heater required?		<u>No</u>	
54.	Certification of the plumbing system required?		<u>No</u>	
55.	Certification of the electrical system required?		<u>No</u>	
56.	Certification of the structural system required?		<u>No</u>	
57.	List other certifications required:		<u>No</u>	

Address of Evaluated Dwelling **942 DUCHESS ST**

X	YES		NO
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An immediate hazard as indicated in City of South St. Paul's Housing Evaluators Standards was discovered and is identified herein. Correction and re-inspection of all hazardous items must be completed prior to to occupancy by a new owner.

I hereby certify that this evaluation was done in compliance with South St. Paul City Code, Chapter 106, Article V1, Sections 106-177 to 187 and the City of South St. Paul Housing Evaluators Code of Ethics and Standards.

M J Thayer

Evaluator's signature _____ Evaluator's printed name _____
Phone No. _____ Issue date: 09/20/2011

I hereby certify that I have re-inspected for hazardous items as shown on this evaluation report and found hazardous items not reported. THIS PROPERTY REQUIRES AN AMENDED FORM AND RE-INSPECTION. Issue date: _____

Evaluator's signature _____ Evaluator's printed name _____
Phone No. _____

I hereby certify that I have re-inspected all hazardous items as shown on this evaluation report and found these items have been corrected. (Initial by each corrected item.) Issue date: _____

Evaluator's signature _____ Evaluator's printed name _____
Phone No. _____