



INITIAL REPORT       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

Address of evaluated dwelling <i>10516 Blaisdell Circle</i>	Unit No.	No. of Units	<i>1</i>
Owner Name <i>Spring Test House</i>	Nbr. of Bedrooms	Nbr. of Baths	<i>4      2</i>
Owner Address <i>, SOUTH ST. PAUL, MN</i>			

- This report offers a limited overview of building components and fixtures by the Housing Evaluator and is not technically extensive. Prospective buyers may see 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 South St. Paul, or by the Evaluator, of any building component or fixture.**
- The City Code 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 by the Evaluator to the City of South St. Paul within 10 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 Housing Evaluator whose name appears on the last page of this form. Any **complaints** regarding this Report should be directed to the Housing Evaluator. Any questions regarding the Time-Of-Sale program should be directed to the City of South St. Paul at (651) 554-3210.

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.**

<b>None</b> Non-existent	<b>M</b> Meets requirements	<b>B</b> Below minimum requirements	<b>C</b> Comment	<b>H</b> Hazardous	<b>NA</b> Not applicable
--------------------------	-----------------------------	-------------------------------------	------------------	--------------------	--------------------------

**INTERIOR: Basement**

- |   |             |   |
|---|-------------|---|
| 1. Stairs - railings, landings, steps         | <u>B</u>    | 1 B Handrail ends not returned to wall. Improper, uneven rise on treads. Low headroom at bottom of stairs.                            |
| 2. Floor                                      | <u>C</u>    | 2 C Slab is covered cannot view.  |
| 3. Foundation walls                           | <u>B, C</u> | 3 C #3, 4 & 5- Finished basement, not enough visible for evaluation.<br>3 B Interior wall sill plates not treated.                    |
| 4. Columns and beams                          | <u>M</u>    |   |
| 5. First floor structural systems             | <u>B, C</u> | 5 C Stains on ceiling tiles and furnace vent.<br>5 B Missing and damaged ceiling tiles.   |
| 6. Floor drain and its cleanout               | <u>C</u>    | 6 C Cannot remove cover.  |
| 7. Water supply piping                        | <u>H, C</u> | 7 H Water off to property cannot test.<br>7 C Meter removed.  |
| 8. Plumbing fixtures                          | <u>H, B</u> | 8 H Water off to property cannot test.<br>8 B No access to tub plumbing for lower level bath. Laundry tub drain line is back pitched. |
| 9. Drain, waste, and vent piping              | <u>H, C</u> | 9 H Water off to property cannot test.<br>9 C Main stack covered cannot view.   |
| 10. Heating system installation and operation | <u>M</u>    |   |
| 11. Water heater installation and operation   | <u>H, B</u> | 11 H Water off to property, gas off to unit cannot test.<br>11 B Lacks proper work space clearance.                                   |

**Address of Evaluated Dwelling 10516 Blaisdell Circle**

12.	Venting system of heating plant & water heater	C	12 C Dented dryer vent line.
13.	Gas lines and valves	B	13 B Gas line to dryer lacks a dirt leg, is kinked and unsupported.
14.	Electrical service installation	M	
15.	Electrical service size: <u>150</u> AMPS	C	15 C No inspection sticker.
16.	All circuits indexed at panel	B	16 B Panel not fully indexed.
17.	Electrical outlets/wiring/fixtures	H, B	17 H Loose light fixture in basement bedroom. Missing cover plates, basement bedroom. 17 B Unsecured, improperly run wiring. unsecured conduit.
18.	Sleeping room(s)	C	18 C Missing screen on window in basement bedroom.
	<b>INTERIOR: Rooms - 1st Floor</b>		
19.1	Plumbing fixtures	H, B	19 H Water off to property cannot test. 19 B Dishwasher drain lacks a loop that extends above the base of the sink. Kitchen sink drain line is back pitched. Bathroom sink drain is back pitched, taped. No tub plumbing access.
20.1	Gas lines and valves	C	20 C Cannot view behind stove.
21.1	Electrical outlets/fixtures/wiring	H, B	21 H Missing outlet cover plate in dining area. Metal pull chain on light/fan in kitchen near sink. Broken bulbs in both kitchen light fixtures. 21 B No conduit connector at disposal. Missing fixture components, fixture over kitchen sink.
22.1	Auxiliary heaters - installation & wiring	NA	
23.1	Wood burning appliances	NA	
24.1	Fireplaces	NA	
25.1	Floors & rooms - construction/dimensions	B, C	25 C Soiled carpet throughout. Loose carpet in living room. 25 B Sag in floor of porch. Basement bedroom ceiling height not 7 ft.
26.1	Light & ventilation windows	B	26 B Broken pane on porch.
27.1	Sleeping rooms	B	27 B Bedroom windows do not meet egress code.
28.1	Smoke detectors & CO detectors	H	28 H Improperly located detector in laundry room (above ceiling tiles and under light fixture). No smoke detector in hall way. CO detector missing battery. Smoke detector in basement bedroom not properly located.
29.1	Walls & ceiling components	B, C	29 C Stains in closet of east bedroom. 29 B Crack in ceiling of family room at kitchen. Loose tub surround.
30.1	Stairs & railings (upper floors)	NA	
	<b>INTERIOR: Rooms - 2nd Floor</b>		
19.2	Plumbing fixtures	NA	
20.2	Gas lines and valves	NA	
21.2	Electrical outlets/fixtures/wiring	NA	
22.2	Auxiliary heaters - installation & wiring	NA	
23.2	Wood burning appliances	NA	
24.2	Fireplaces	NA	
25.2	Floors & rooms - construction/dimensions	NA	
26.2	Light & ventilation windows	NA	
27.2	Sleeping rooms	NA	
28.2	Smoke detectors & CO detectors	NA	
29.2	Walls & ceiling components	NA	
30.2	Stairs & railings (upper floors)	NA	
	<b>INTERIOR: Attic Space</b>		
31.	Rafters, sheathing, ventilation	B, C	31 C Nesting materials under vents. #31 to 33- Limited viewing due to hatch location. 31 B Cracked rafter.
32.	Evidence of staining or seepage	C	32 C Stains on roof boards.
33.	Electrical outlets/fixtures/wiring	C	33 C Not visible.
	<b>EXTERIOR</b>		
34.	Electrical outlets/fixtures/overhead service	M	
35.	Stairs, decks, balconies, porches, railings	B, C	35 C Cannot view under deck, supports under 3 season porch not visible. 35 B Deck steps out of level, have improper run. Sag in deck floor at 3 season porch. Some decay on deck boards. 1st rise to front steps

- 36. Walls - siding, trim, etc. B, C 36 C too high.
- 37. Windows (frames/screens/glass) B, C 36 B Gap in siding at air conditioner.  
37 C 1 missing screen.  
37 B Decayed sill on 1 basement window. Basement egress windows lack trim, lack 8 inch clearance to both sides of windows.
- 38. Doors B 38 B Disconnected closer on front storm door. Rear storm door not in place, damaged. Damaged jamb and threshold at rear entry door.
- 39. Roof covering & flashing B 39 B Improper roofing materials installed on porch roof, pitch too low for shingles.
- 40. Chimneys & vents M
- 41. Drainage B 41 B Grade lacks proper slope away from structure in some areas. Debris in gutters.
- 42. Plumbing - backflow prevention H 42 H Water off to property cannot test.
- GARAGE**
- 43. Roof structure & covering B, C 43 C Stains on roof boards. Sag in roof line.  
43 B Broken rafter.
- 44. Wall structure & covering B 44 B Missing caulk at garage brick work.
- 45. Overhead garage door - opener  Yes  No B 45 B Screen door to house has damaged screen.
- 46. Electrical outlets/fixtures/wiring H 46 H Missing cover plates. Exposed contacts at opener light fixture.
- 47. Gas lines & valves NA
- 48. Fire separation H 48 H Voids in fire rated wall.
- 49. Heaters NA
- MISCELLANEOUS**
- 50. Abandoned fuel tanks, house numbers B, C 50 C Soiled carpet throughout. Locked shed present.  
50 B Hole in slab at apron, open access to garage footings. Garage slab is cracked. Closet door in 1 basement off track, 1 room door has disconnected hinges. East bedroom door has disconnected hinges. Damaged doors. Loose hinges on hall closet door.
- 51. Sanitation M

**CERTIFICATION BY CONTRACTOR:**

- 52. Certification of the heating system required? No
- 53. Certification of the water heater required? No
- 54. Certification of the plumbing system required? No
- 55. Certification of the electrical system required? No
- 56. Certification of the structural system required? No
- 57. List other certifications required: No

<b>X</b>	<b>YES</b>	<b>NO</b>	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.

Evaluator's signature *M J Mason* Evaluator's printed name \_\_\_\_\_  
 Phone No. \_\_\_\_\_ Issue date: 03/23/2010

<input type="checkbox"/>	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 printed name _____	
Evaluator's signature _____ 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 printed name \_\_\_\_\_  
 Phone No. \_\_\_\_\_