

39. Smoke detector Information:

Smoke detector(s) Y
Properly located Y
*Hard-Wired *Y

*if N or H see note on p. 3, item 39

Disclosure Report
St. Paul Truth-In-Sale of Housing
(Carefully read this entire report)

Office Use, ONLY:

Date Received _____

Payment Ref: _____

THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 942 Duchess Street
Addresses without the correct street type and/or direction may be returned and may incur a late fee.

Owner's Name: FALL ALL CITY TEST HOUSE

Owner's Address: 942 Duchess Street, St. Paul, MN

Current Usage of this dwelling: **Single Family** **Townhouse** **Condo*** **Duplex** **Other** _____
Usage may not be legal. See below. *For condominium units, this evaluation includes only those items located within the residential units and does not include the common use area, or other residential areas of the structure.

Comments:

PROPERTY LOCATION AND POSSIBLE USE RESTRICTION INFORMATION

If a box is not checked then the information does not apply to this dwelling. This information is not guaranteed by the evaluator nor by the City of St. Paul.

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul this property:

IS A Registered Vacant Building. The conditions applicable to a sale are different by Category:
Even if this box is not now marked this dwelling may **become** a vacant building before the 1 year expiration date of this report.

Cat 1____: New owners must re-register the building and pay all outstanding fees and obtain permission for occupancy.
Written permission from the City of Saint Paul is required before a Cat 2 or Cat 3 VB can be sold.

Cat 2 : Requirements include: 1. register/re-register the building, 2. Pay outstanding fees, 3. obtain a code compliance report, 4. submit for approval a rehab cost estimate from a licensed contractor and a schedule for completion of all code compliance work, 5. submit proof of financial responsibility acceptable to the City.

Cat 3____: All above requirements **AND** obtain a **Certificate of Occupancy** or **Certificate of Code Compliance** before sale.

*** NOTICE: A VB status and/or category can change at any time. You must contact the City's Vacant Buildings division at 651-266-1900 to be sure you are fully informed of all the conditions and requirements that may affect the sale of this property.**

- IS** located within a St. Paul **Heritage Preservation District** or is individually designated as a Saint Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation call the City's information line at **651-266-8989**.
- HAS Open permits.** Go to the DSI website (see below), click on **"Look Up Property Information"** to view information. Completion and/or occupancy restrictions or requirements may apply. Call **651-266-9090** for permit information.
- IS a Verified Legal Duplex.** If this dwelling is in use as a duplex and this box is **not** checked, contact **DSI Zoning** at **651-266-9008** for the most recent information. Reseach into a property's history may incur a fee.

You may obtain a printout of all this information by visiting the DSI website, then enter the property address as directed: **www.stpaul.gov > Government > Department of Safety & Inspections, then click on "Look Up Property Information"**

This Report:

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for hard-wired smoke detectors.
2. is based on the current Truth-in-Sale of Housing Evaluator Guidelines, and is based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
3. is not warranted, by the City of St. Paul, nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
4. covers only the items listed on the form and only those items **visible at the time of the evaluation.** The Evaluator is not required to operate the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
5. is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone No. 651-266-1900.

EVALUATOR: _____ PHONE: _____ DATE: 09/20/2011 Rev 3/2009

Address 942 DUCHESS STREET

Date 09 / 20 / 2011

page 1 of 4

Rating Key: M = Meets minimum B = Below minimum C = See Comment H = Hazardous Y = Yes N = No NV = Not Visible/Viewed NA = Not Applicable

Item # **Comments**
Specify location(s), where necessary

BASEMENT/CELLAR

- 1. Stairs and handrails B
- 2. Basement/cellar floor B
- 3. Foundation B
- 4. Evidence of dampness or staining Y
- 5. First floor, floor system B
- 6. Beams and columns B

- 1. B Riser height(s) greater than 8". Uneven riser heights. Low headroom (less than 6' 8") Handrail ends not returned. Handrail is not 34" - 38" above stairs.
- 2. B Dirt floor, no vapor barrier in crawl space.
- 3. B Cracks in walls. Soft and crumbly mortar. Missing mortar.
- 4. Stains on walls throughout basement. Stains on floor. Posts are wet at the floor.
- 5. B Cracked floor joist. Untreated floor joists lack 18" clearance to soil in crawl space.

ELECTRICAL SERVICE(S) # of Services . 1

- 7. Service size:
Amps: 30 ___ 60 ___ 100 X 150 ___ Other ___
Volts: 115 X 115/220 ___

- 6. B Posts are not secured. Untreated wood beams lack 12" clearance to soil. Improperly supported beams in crawl space.
- 8. B Improper clearance in front of main panel (36" req.) Missing connector/clamp at main panel. All circuits are not fully / clearly indexed.

BASEMENT ONLY:

- 8. Electrical service installation/grounding H,B
- 9. Electrical wiring, outlets and fixtures B,H

- 8. H Missing knockout(s) on front of panel. No ground jumper at water meter. Electric service is not grounded.
- 9. B Unprotected NM cable to water heater and below beams and joists. Loose ground wire at water heater. Unsecured NM wiring.

PLUMBING SYSTEM

- 10. Floor drain(s) (basement) M
- 11. Waste and vent piping (all floors) H,B
- 12. Water piping (all floors) H,B
- 13. Gas piping (all floors) B
- 14. Water heater(s), installation C
- 15. Water heater(s), venting C
- 16. Plumbing fixtures (basement) B,H

- 9. H Missing cover plate at junction box above water heater. Missing cover plate at 240 volt outlet at ceiling above dryer. Missing knockout plug at junction box above dryer.
- 11. B Laundry sink is not vented. No cleaner visible on PVC joints at kitchen sink drain (in crawl space).

HEATING SYSTEM(S) # of 1

- 17. Heating plant(s): Type: Air Fuel: Gas
 - a. Installation and visible condition M
 - b. Viewed in operation (required in heating season) ... N
 - c. Combustion venting B

- 11. H Open waste at floor below laundry sink. Open waste / vent at sanitary tee below first floor lav (loose connection).
- 12. B Broken galvanized pipe for south sillcock. Disconnected shutoff valve under kitchen sink and first floor bathroom sink. Missing vacuum breaker at exterior sillcock(s).

The Evaluator is not required to operate the heating plant(s), except during heating season, between October 15 and April 15.

- 18. Additional heating unit(s) Type: _____ Fuel: _____
 - a. Installation and visible condition -
 - b. Viewed in operation -
 - c. Combustion venting -

- 12. H Water off, not fully evaluated.
- 13. B Unsupported gas piping in crawl space.
- 14. C Water off, can't fully evaluate.
- 15. C Electric, not applicable.
- 16. B Laundry sink is not secured.
- 16. H Water off - can't fully evaluate.
- 17B Not operating, non heating season (Oct-Mar),

- 19. **ADDITIONAL COMMENTS (1 through 18)** B

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

	Item #	Comments
KITCHEN		
20. Walls and ceiling	C,B	not fully evaluated.
21. Floor condition and ceiling height	B,C	17C B Back pitched vent.
22. Evidence of dampness or staining	Y	19. B Dryer duct is disconnected, not continuous to the exterior.
23. Electrical outlets and fixtures	B,H	20. B Peeling paint at walls.
24. Plumbing fixtures	B,H	20. C Patched ceiling.
25. Water flow	C	21. B Floor not impervious to water. Damaged floor covering, trip hazard.
26. Window size/openable area/mechanical exhaust	M	21. C Floor is out of level.
27. Condition of doors/windows/mech. exhaust	B	22. Stains present below kitchen sink.
LIVING AND DINING ROOM(S)		
28. Walls and ceiling	B	23. B Missing globe at ceiling light.
29. Floor condition and ceiling height	C	Unprotected NM wiring above kitchen sink.
30. Evidence of dampness or staining	N	Outlet at east wall is not flush with surface of wall.
31. Electrical outlets and fixtures	B,H	23. H Missing cover plate at junction box above doorway.
32. Window size and openable area	M	24. B Kitchen sink drain is backpitched. Kitchen faucet is incomplete.
33. Window and door condition	M	24. H Water turned off.
HALLWAYS, STAIRS AND ENTRIES		
34. Walls, ceilings, floors	M	25. C Water off, not tested.
35. Evidence of dampness or staining	N	27. B Window is screwed shut.
36. Stairs and handrails to upper floors	B	28. B Peeling paint.
37. Electrical outlets and fixtures	M	29. C Floor is out of level.
38. Window and door condition	NA	31. B Cracked outlet at north wall. Missing / incomplete light at ceiling.
39. Smoke detector(s)	Y	31. H Broken outlet with exposed contacts at south wall.
Properly located	Y	36. B Uneven riser heights. Low headroom (less than 6' 8"). Handrail is not 34" - 38" above stairs. Low guardrail (less than 36" in height). Handrail is not continuous. Width of stairway less than 30".
* Hard-wired (HWSD)	* Y	41. C Floor is out of level.
*if N or H in a <u>single family home</u> then SPFire Dept requires HWSD installation		
BATHROOM(S)		
40. Walls and ceiling	M	43. H GFCI outlet doesn't trip. (2nd floor)
41. Floor condition and ceiling height	C	44. B Missing flush handle at toilet. (2nd floor)
42. Evidence of dampness or staining	N	44. H Toilet ballcock lacks 1" air gap (CL line must be 1" above top of overflow tube.) Both bathrooms. Tub faucet opening is located below the spill line of the fixture. (2nd floor)
43. Electrical outlets and fixtures	H	Water turned off, fixtures not tested.
44. Plumbing fixtures	B,H	45. C Water off, not tested.
45. Water flow	C	47. B Exhaust fan in first floor bathroom is not functional.
46. Window size/openable area/mechanical exhaust	M	48. B Damaged walls and ceiling in closet (1st floor) Damaged wall in SW 2nd floor bedroom. Patched walls and ceilings in 2nd floor bedrooms.
47. Condition of windows/doors/mech. exhaust	B	48. C Patching at ceiling (1st floor bedroom).
SLEEPING ROOM(S)		
48. Walls and ceiling	C,B	49. C Floor is out of level. (all bedrooms)
49. Floor condition, area, and ceiling height	C	51. B Reversed polarity at outlets in 1st floor bedroom. Incomplete lights in both 2nd floor bedrooms. Less than 2 duplex receptacles provided in SW 2nd floor bedroom (req. 2 per
50. Evidence of dampness or staining	N	
51. Electrical outlets and fixtures	H,B	
52. Window size and openable area	M	
53. Window and door condition	B	
ENCLOSED PORCHES AND OTHER ROOMS		
54. Walls, ceiling, and floor, condition	B	
55. Evidence of dampness or staining	N	
56. Electrical outlets and fixtures	B	
57. Window and door condition	M	
ATTIC SPACE (Visible Areas)		
58. Roof boards and rafters	M	
59. Evidence of dampness or staining	Y	
60. Electrical wiring/outlets/fixtures	B	
61. Ventilation	Y	
62. ADDITIONAL COMMENTS (20 through 61)	M	
CO Detector information reported here		

