



Truth-in-Sale of Housing Report

This is a visual disclosure report based on the current City of Saint Paul Truth-in-Sale of Housing Evaluator Guidelines and is valid for one year from the date of issuance and for the owner named.

375 Jackson Street, Suite 22000
Saint Paul, MN 55101-1806

Phone: 651-266-8989
Fax: 651-266-1919
Web: www.stpaul.gov/dsi

Property Address:

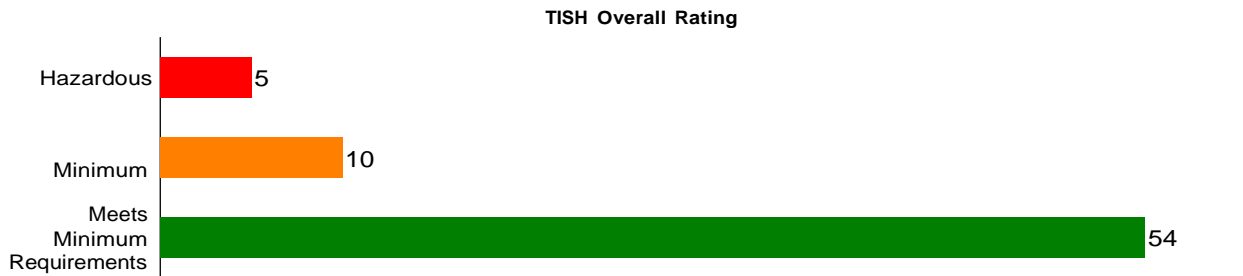
SAMPLE [TISH DISCLOSURE REPORT](#)

Date of Evaluation: Jan 5, 2018

Date of Expiration: Jan 05, 2019

This report 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, it will be used to determine if there is compliance with the requirements for sale within the City of Saint Paul, MN.



MAJOR NOTIFICATIONS AND WARNINGS

For questions on these items, call the City's Information and Complaint Line at 651-266-8989

- Residential Type: Single Family Dwelling
- Smoke Detectors:
 - Smoke Detector Present: Y
 - Smoke Detector Properly Located: Y
 - Smoke Detector Hard Wired (required in Single Family Homes): N
 - Smoke Detector Comments: H - Lack of Hard-Wired Smoke Detector/Alarm (HWSD/A) that is functional near sleeping area per manufacture installation instructions. [Electrical permit](#) is required prior to installation of new/repared/replaced HWSD/A. This requirement is for single family, townhouse, or condos.

• Open Permits:

This property has the following open permits: 00

FN - 10 221846 - -

Active/Issued00

B - 11 273653 - - Active/Issued

← Contact City of Saint Paul to "Final" all permits prior to sale. 651-266-8989

HAZARDOUS

Basement Only

- Electrical wiring, outlets and fixtures

Bathroom(s)

- Electrical outlets and fixtures

General

- Carbon Monoxide Alarm

Kitchen

- Electrical outlets and fixtures

BELOW MINIMUM

Exterior Space

- Drainage (grade)
- Open porches, stairways and deck(s)

Fireplace/Woodstove

- Condition

Garage(s)/Accessory Structure(s)

- Garage door(s)
- Slab condition
- Wall structure and covering

Hallways, Stairs and Entries

- Stairs and handrails to upper floors

Plumbing System

- Water piping (all floors)

Sleeping Room(s)

- Electrical outlets and fixtures
- Window size and openable area

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must <u>specify the room</u> to which a Comment is related)			
H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

CITY OF SAINT PAUL TRUTH-IN-SALE OF HOUSING REPORT

Address: SAMPLE [TISH DISCLOSURE REPORT](#)

File Number SAMPLE [TISH DISCLOSURE REPORT](#)

Date of Evaluation: Jan 5, 2018

Owner: Mary

Zoning District: R2

Client Name:

Present Occupancy:

Client Contact:

Number of Units Evaluated: Single Family Dwelling

Evaluator Name:

Evaluator Contact:

patleahy@a

Basement/Cellar

- | | |
|-------------------------------------|---|
| 1. Stairs and Handrails | M |
| 2. Basement/Cellar Floor | M |
| 3. Foundation | M |
| 4. Evidence of Dampness or Staining | Y |
| 5. First Floor, Floor System | M |
| 6. Beams and Columns | M |

4. C - Stains evident on walls and ceiling in basement

Electrical Services

- | | |
|-----------------------------------|---------|
| 7a. Number of Electrical Services | 1 |
| 7b. Amps | 100 |
| 7c. Volts | 120-240 |

Basement Only

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

9. H - Missing cover plate on outlet by work bench in boiler room. B - Loose electrical outlet in finished room of basement.

Plumbing System

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

12. B - Missing backflow preventer outside faucet.

16. C - Water supplies to wet bar sink were shut off. B - Corroded sink drain at wet bar.

Heating System(s)

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

- | | |
|--------------------------------|-----------|
| 17a. Number of Heating Systems | 1 |
| 17b. Type | Hot Water |

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17c. Fuel	Gas
18. Installation and visible condition	M
19. Viewed in operation (required in heating season)	Y
20. Combustion venting	M
21a. Additional heating unit(s): Type	NA
21b. Additional heating unit(s): Fuel	NA
21c. Installation and visible condition	NA
21d. Viewed in operation	NA
21e. Combustion venting	NA

Kitchen

22. Walls and ceiling	M	
23. Floor condition and ceiling height	M	
24. Evidence of dampness or staining	N	
25. Electrical outlets and fixtures	H	25. H - Ungrounded 3 prong outlets in kitchen.
26. Plumbing fixtures	M	
27. Water flow	M	
28. Window size/openable area/mechanical exhaust	M	
29. Condition of doors/windows/mechanical exhaust	M	

Living and Dining Room(s)

30. Walls and ceiling	M
31. Floor condition and ceiling height	M
32. Evidence of dampness or staining	N
33. Electrical outlets and fixtures	M
34. Window size and openable area	M
35. Window and door condition	M

Hallways, Stairs and Entries

36. Walls, ceilings, floors	M	
37. Evidence of dampness or staining	N	
38. Stairs and handrails to upper floors	B	38. B - Head room less than 6 feet 8 inches. B - Handrail(s): Not continuous or lack return.
39. Electrical outlets and fixtures	M	
40. Window and door conditions	M	

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Smoke Detectors

- 41a. Present Y H - Lack of Hard-Wired Smoke Detector/Alarm
- 41b. Properly Located Y (HWSD/A) that is functional near sleeping area per
- 41c. Hard-Wire N manufacture installation instructions. Electrical permit is required prior to installation of new/repairs/replaced HWSD/A. This requirement is for single family, townhouse, or condos.

Bathroom(s)

- 42. Walls and ceiling M
- 43. Floor condition and ceiling height M
- 44. Evidence of dampness or staining Y *44. C - Old stains evident on ceiling in both bathrooms*
- 45. Electrical outlets and fixtures H *45. H - Electrical receptacles in bathrooms are not GFCI protected*
- 46. Plumbing fixtures M
- 47. Water flow M
- 48. Windows size/openable area/mechanical exhaust M
- 49. Condition of windows/doors/mechanical exhaust M

Smoke Detector Installation Electrical Permit is required for line 41 corrective action.

Sleeping Room(s)

- 50. Walls and ceilings M
- 51. Floor condition, area and ceiling height M
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures B *53. B - Older pendant style light in bedroom closet*
- 54. Window size and openable area B *54. B - Window size is below minimum standards and does not meet egress.*
- 55. Window and door condition M

Enclosed Porches and Other Rooms

- 56. Walls, ceiling and floor condition M
- 57. Evidence of dampness or staining N
- 58. Electrical outlets and fixtures M
- 59. Window and door condition M

Attic Space

- 60. Roof boards and rafters NV *60. C - Attic not visible due to flat roof, no access*
- 61. Evidence of dampness or staining NA
- 62. Electrical wiring/outlets/fixtures NA
- 63. Ventilation NA

Exterior Space

- 64. Foundation M

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65. Basement/cellar windows	M	
66. Drainage (grade)	B	<i>66. B - Grade doesn't allow surface water to drain away from building.</i>
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	B	<i>70. B - Guardrail on flat roof less than 38 inches high.</i>
71. Cornice and trim(s)	M	
72. Roof structure and covering	NV	
73. Gutters and downspouts	M	
74. Chimney(s)	M	
75. Outlets, fixtures and service entrance	M	
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	NV	<i>76. C - Frost / Snow covered in areas, Can't evaluate.</i>
77. Wall structure and covering	B	<i>77. B - Garage siding has peeling paint</i>
78. Slab condition	B	<i>78. B - Slab cracked in areas.</i>
79. Garage door(s)	B	<i>79. B - Garage service door opens over a step</i>
80. Garage opener(s)	Y	
81. Electrical wiring, outlets and fixtures	M	
Fireplace/Woodstove		
82. Number of Units	1	
83. Dampers installed	Y	
84. Installation	M	
85. Condition	B	<i>85. B - Missing mortar in fireplace.</i>
Insulation		
86a. Attic Insulation: Present	NV	
86b. Attic Insulation: Type	NA	
86c. Attic Insulation: Depth	NA	
87a. Foundation Insulation: Present	NV	
87b. Foundation Insulation: Type	NA	
87c. Foundation Insulation: Depth	NA	
88a. Knee Wall Insulation: Present	NA	
88b. Knee Wall Insulation: Type	NA	
88c. Knee Wall Insulation: Depth	NA	
89a. Rim Joist Insulation: Present	NV	

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89b. Rim Joist Insulation: Type NA

89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm H

90. H - CO detector missing.

General Comments M

B - Flexible metal dryer vent greater than 6 feet in length

LEGAL NOTICES:

Chapter 189 of the Saint Paul Legislative Code requires all single family, duplex, condo, townhouse and co-op homes for sale in the city to have a Truth-in-Sale of Housing disclosure report prepared and available to prospective buyers. A Truth-in-Sale of Housing disclosure report must be done for Contract-For-Deed sales.

A Truth-in-Sale of Housing (TISH) Disclosure Report in the City of Saint Paul is intended to provide basic information to the home buyer and seller prior to the time of sale. Failure to obtain a Truth-in-Sale of Housing disclosure report or failure to make that disclosure report available to prospective buyers, is a violation of law and is punishable as a misdemeanor carrying up to 90 days in jail and/or a \$1,000.00 fine.

A valid Truth-in-Sale of Housing disclosure report must be conspicuously displayed at the premises for all prospective buyers. TISH disclosure reports are also available online:

<https://online.stpaul.gov/web/portal/public-search>

- This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used to determine if there is compliance with the requirements for a hard-wired smoke detectors.
- This TISH report 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).
- This TISH is not warranted, by the City of Saint Paul nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
- This TISH report 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.
- This TISH report is valid for one year from the date of issue and only for the owner named on this report.
- If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
- Automatic garage doors should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.
- All single family residences in Saint Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, (651)228-6230. (Saint Paul Legislative Code, Chapter 58.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, and (651)266-6234.
- A house built before 1950 may have lead paint on/in it. If children ingest lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651)292-6525.
- Neither the City of Saint Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.

Questions regarding this report should be directed to the evaluator. If you desire a reinspection and amended report, please contact your evaluator. They will perform a reinspection and file an amended report with the City of Saint Paul. The TISH evaluator may charge for this reinspection. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone 651-266-8989.

Evaluator Statement:

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines, City of Saint Paul City Ordinance 189 and all other applicable policies and procedures of the Truth-in-Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance. 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.