

BASEMENT/CELLAR

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

ELECTRICAL SERVICE(S) # of Services . 2

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

BASEMENT ONLY:

8. Electrical service installation/grounding	<u>M</u>
9. Electrical wiring, outlets and fixtures	<u>B</u>

PLUMBING SYSTEM

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

HEATING SYSTEM(S) # of 1

17. Heating plant(s): Type: <u>Air</u> Fuel: <u>Gas</u>	<u> </u>
a. Installation and visible condition	<u>C</u>
b. Viewed in operation (required in heating season)	<u>Y</u>
c. Combustion venting	<u>M</u>

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: <u>Air</u> Fuel: <u>Gas</u>	<u> </u>
a. Installation and visible condition	<u>B,C</u>
b. Viewed in operation	<u>Y</u>
c. Combustion venting	<u>M</u>

19. ADDITIONAL COMMENTS (1 through 18) B

Item #	Comments
	Specify location(s), where necessary

Items marked "M": Only readily visible portions evaluated. Excessive furnishings / stored items prevent full review.

1. B Loose / damaged tread(s). Handrail lacking end return(s). Short tread run, less than 9".
2. B Holes / cracked areas creates trip hazards.
2. C - 6 Crawl space areas not accessible / not viewed.
3. B Areas of loose / missing mortar.
4. Stains evident.
5. B Some over spanning.
5. C Subfloor seepage stains.
6. B Telescopic posts are not rated for structural use.
9. B Unanchored NM wiring in areas.

13. C Gas line at stoves not visible (appliances are not moved)
15. B Missing screws on flue (three per joint req.)

17A C A heat exchanger test is not preformed.
 Tool required to remove access panel - not viewed.

18A B Rusted
18A C A heat exchanger test is not preformed.
 (2nd)

19. B Evidence of pests, traps/poison present.

Item # **Comments***First floor.***KITCHEN**

20. Walls and ceiling	<u>M</u>	
21. Floor condition and ceiling height	<u>C</u>	
22. Evidence of dampness or staining	<u>Y</u>	
23. Electrical outlets and fixtures	<u>M</u>	
24. Plumbing fixtures	<u>M</u>	
25. Water flow	<u>M</u>	
26. Window size/openable area/mechanical exhaust	<u>M</u>	
27. Condition of doors/windows/mech. exhaust	<u>M</u>	

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>	
29. Floor condition and ceiling height	<u>M</u>	
30. Evidence of dampness or staining	<u>N</u>	
31. Electrical outlets and fixtures	<u>M</u>	
32. Window size and openable area	<u>M</u>	
33. Window and door condition	<u>M</u>	

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings, floors	<u>M</u>	
35. Evidence of dampness or staining	<u>N</u>	
36. Stairs and handrails to upper floors	<u>M</u>	
37. Electrical outlets and fixtures	<u>M</u>	
38. Window and door condition	<u>M</u>	

39. Smoke detector(s)

Properly located	<u>Y</u>	
* Hard-wired (HWSD)	<u>Y</u>	
* Hard-wired (HWSD)	<u>*</u>	

*if N or H in a single family home then SPFire Dept requires HWSD installation**BATHROOM(S)**

40. Walls and ceiling	<u>M</u>	
41. Floor condition and ceiling height	<u>M</u>	
42. Evidence of dampness or staining	<u>N</u>	
43. Electrical outlets and fixtures	<u>M</u>	
44. Plumbing fixtures	<u>B</u>	
45. Water flow	<u>M</u>	
46. Window size/openable area/mechanical exhaust	<u>M</u>	
47. Condition of windows/doors/mech. exhaust	<u>M</u>	

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>	
49. Floor condition, area, and ceiling height	<u>M</u>	
50. Evidence of dampness or staining	<u>Y</u>	
51. Electrical outlets and fixtures	<u>M</u>	
52. Window size and openable area	<u>M</u>	
53. Window and door condition	<u>M</u>	

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls, ceiling, and floor, condition	<u>M</u>	
55. Evidence of dampness or staining	<u>Y</u>	
56. Electrical outlets and fixtures	<u>M</u>	
57. Window and door condition	<u>M</u>	

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>NA</u>	
59. Evidence of dampness or staining	<u>NA</u>	
60. Electrical wiring/outlets/fixtures	<u>NA</u>	
61. Ventilation	<u>NA</u>	

62. ADDITIONAL COMMENTS (20 through 61)H

CO Detector information reported here

62. H Lacking CO detector within 10ft of bedroom door(s).

Item # **Comments****KITCHEN**

20. Walls and ceiling	<u>M</u>	Second floor
21. Floor condition and ceiling height	<u>C,B</u>	
22. Evidence of dampness or staining	<u>N</u>	
23. Electrical outlets and fixtures	<u>M</u>	
24. Plumbing fixtures	<u>B</u>	
25. Water flow	<u>M</u>	
26. Window size/openable area/mechanical exhaust	<u>M</u>	
27. Condition of doors/windows/mech. exhaust	<u>M</u>	

LIVING AND DINING ROOM(S)

28. Walls and ceiling	<u>M</u>	
29. Floor condition and ceiling height	<u>M</u>	
30. Evidence of dampness or staining	<u>N</u>	
31. Electrical outlets and fixtures	<u>M</u>	
32. Window size and openable area	<u>M</u>	
33. Window and door condition	<u>M</u>	

HALLWAYS, STAIRS AND ENTRIES

34. Walls, ceilings, floors	<u>M</u>	
35. Evidence of dampness or staining	<u>N</u>	
36. Stairs and handrails to upper floors	<u>M</u>	
37. Electrical outlets and fixtures	<u>M</u>	
38. Window and door condition	<u>M</u>	
39. Smoke detector(s)	<u>Y</u>	
Properly located	<u>Y</u>	
* Hard-wired (HWSD)	* <u>Y</u>	

*if N or H in a single family home then SPFire Dept requires HWSD installation**BATHROOM(S)**

40. Walls and ceiling	<u>M</u>	44. C Tub full of clothes - not operated.
41. Floor condition and ceiling height	<u>M</u>	
42. Evidence of dampness or staining	<u>N</u>	
43. Electrical outlets and fixtures	<u>M</u>	
44. Plumbing fixtures	<u>C</u>	
45. Water flow	<u>M</u>	
46. Window size/openable area/mechanical exhaust	<u>M</u>	
47. Condition of windows/doors/mech. exhaust	<u>M</u>	

SLEEPING ROOM(S)

48. Walls and ceiling	<u>M</u>	
49. Floor condition, area, and ceiling height	<u>M</u>	
50. Evidence of dampness or staining	<u>N</u>	
51. Electrical outlets and fixtures	<u>M</u>	
52. Window size and openable area	<u>M</u>	
53. Window and door condition	<u>H</u>	

ENCLOSED PORCHES AND OTHER ROOMS

54. Walls, ceiling, and floor, condition	<u>M</u>	
55. Evidence of dampness or staining	<u>N</u>	
56. Electrical outlets and fixtures	<u>M</u>	
57. Window and door condition	<u>M</u>	

ATTIC SPACE (Visible Areas)

58. Roof boards and rafters	<u>C</u>	
59. Evidence of dampness or staining	<u>NA</u>	
60. Electrical wiring/outlets/fixtures	<u>NA</u>	
61. Ventilation	<u>NA</u>	
62. ADDITIONAL COMMENTS (20 through 61)	<u>M</u>	

CO Detector information reported here

EXTERIOR (Visible Areas)

63. Foundation	<i>C,B</i>	63. <i>B Loose & missing mortar in areas.</i>
64. Basement/cellar windows	<i>NV</i>	63. <i>C Cement faced foundation</i>
65. Drainage (grade)	<i>B</i>	65. <i>B Grade is not positively pitched away from house in all areas.</i>
66. Exterior walls	<i>B</i>	66. <i>B Siding lacks 6" clearance to grade.</i>
67. Doors (frames/storms/screens)	<i>M</i>	68. <i>B Torn screen(s). Weathered wood windows worn glazing/paint. Some sashes are painted shut.</i>
68. Windows (frames/storms/screens)	<i>B</i>	
69. Open porches, stairways and decks	<i>B</i>	69. <i>B Deck is out of plumb, decay. Cracked steps. Lacking railing on steps with more than three risers.</i>
70. Cornice and trim	<i>B</i>	
71. Roof structure and covering	<i>C,B</i>	70. <i>B Open eave areas. Open soffit panel,</i>
72. Gutters and downspouts	<i>B</i>	
73. Chimneys	<i>B</i>	
74. Outlets, fixtures and service entrance	<i>M</i>	

GARAGE(S)/ACCESSORY STRUCTURE(S)

75. Roof structure and covering	<u>C</u>	71 C Snow covered
76. Wall structure and covering	<u>C,B</u>	72. B Debris in gutters.
77. Slab condition	<u>C</u>	73. B Flue(s) out of plumb
78. Garage doors(s)	<u>C</u>	75. C Snow covered.
79. Garage opener(s) - (see important notice #6) ..	<u>C</u>	76. B Weathered siding / trim, peeling paint. Siding lacks 6" clearance to grade.
80. Electrical wiring, outlets and fixtures	<u>C</u>	
81. ADDITIONAL COMMENTS (62 through 80)	<u>-</u>	76. C 76 thru 80 garage locked, can't evaluate

FIREPLACE/WOODSTOVES # of

82. Dampers installed in fireplaces	-
83. Installation	-
84. Condition	-

SUPPLEMENTAL INFORMATION No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Dept
85. Attic Insulation	-		
86. Foundation Insulation	-		
87. Kneewall Insulation	-		
88. Rim Joist Insulation	-		

89. ADDITIONAL COMMENTS (81 through 88) _____

I hereby certify I prepared this report in compliance with the St. Paul Evaluator Guidelines 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.

Evaluator Signature

651-276-2053

02/04/2015

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Rev 3/2009

Printed Name:

Tony Wrobel

IMPORTANT NOTICE

1. Any single family residence in St. 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, 651-266-9090. (St. Paul Legislative Code, Chapter 58.)
2. Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, (651) 266-6234.
3. A house built before 1978 may have lead paint on/in it. If children ingest lead paint, they can be poisoned. For more information call Ramsey County Public Health, 651-266-1199.
4. Neither the City of St. 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.
5. 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.
6. An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired or replaced.