

Property Address: 163 George St W

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

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

BASEMENT/CELLAR

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

- 1. B Head room less than 6'8". Stairwell less than 36 inches. Uneven step rise.
- 2. C C - 6 Crawl space not accessible / not viewed.
- 3. B Spalling / efflorescence evident.
- 5. B Some excessive joist notching (by plumbing).
- 5. C Subfloor seepage stains. Areas concealed / finished, can't view.

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 M
- 9. Electrical wiring, outlets and fixtures M

PLUMBING SYSTEM

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

- 10. C Cover stuck, not viewed.
- 11. H 3rd fl tub drain lacks cap, non functional 3rd fl plumbing, subject to dry trap (other fixtures capped / not installed 3rd fl)
- 13. C Gas line at stove not visible (appliances are not moved) (1st fl)
- 15. C No visible water heater flue connection to metal liner, not determined.

HEATING SYSTEM(S) # of 2

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

17A C A heat exchanger test is not preformed.

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 -

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

19. B Dryer vent exceeds 14 ft.

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

Item # Comments

First floor.

KITCHEN

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

21. ,29,41,49 C Areas out of level.

LIVING AND DINING ROOM(S)

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

31. H Removed hardwired smoke detector.

HALLWAYS, STAIRS AND ENTRIES

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

39. H Lacking hardwired smoke detector for sleeping area.

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

BATHROOM(S)

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

SLEEPING ROOM(S)

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

55. Stains evident (rear porch).

ENCLOSED PORCHES AND OTHER ROOMS

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

ATTIC SPACE (Visible Areas)

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

- 62. **ADDITIONAL COMMENTS (20 through 61)** H
- CO Detector information reported here

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

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

Item # Comments

Second floor

KITCHEN

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

24. C Cabinet under sink is full

LIVING AND DINING ROOM(S)

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

HALLWAYS, STAIRS AND ENTRIES

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

36. B Handrail height not installed between 34-38". Uneven step rise. Improper rise / run. Headroom less than 6'8".
 37. H Removed hardwired smoke detector.
 39. H Lacking hardwired smoke detector for sleeping area.

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

BATHROOM(S)

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

41. B Headroom less than 7'.
 44. B Confined toilet clear space: Less than 15" on center at toilet
 44. C Toilet tank lid covered / stored items - lid not removed.

SLEEPING ROOM(S)

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

51. H Removed hardwired smoke detector.

ENCLOSED PORCHES AND OTHER ROOMS

- 54. Walls, ceiling, and floor, condition B
- 55. Evidence of dampness or staining
- 56. Electrical outlets and fixtures M
- 57. Window and door condition M

54. B Ceiling height less than 7' (north room)

ATTIC SPACE (Visible Areas)

- 58. Roof boards and rafters C
- 59. Evidence of dampness or staining Y
- 60. Electrical wiring/outlets/fixtures NV
- 61. Ventilation C
- 62. **ADDITIONAL COMMENTS (20 through 61)** H

58. C - 61 finished 3rd floor, limited access. Rafters/sheathing concealed by insulation
 59. Stains in attic.
 61. C Appears to lack adequate ventilation.
 62. H Lacking CO detector in hallway within 10ft of bedroom door(s).

CO Detector information reported here

Item # Comments

EXTERIOR (Visible Areas)

63. Foundation	<u> B,C </u>	63. B Loose & missing mortar in areas.
64. Basement/cellar windows	<u> M </u>	63,64 C Snow cover
65. Drainage (grade)	<u> C </u>	65. C Snow covered, limited review. Grade is not determined.
66. Exterior walls	<u> B </u>	66. B Some cracked / damaged siding. Some siding lacks 6" clearance to grade.
67. Doors (frames/storms/screens)	<u> M </u>	69. B Some rotted 3rd floor steps.
68. Windows (frames/storms/screens)	<u> M </u>	71,75 C Snow covered, not visible.
69. Open porches, stairways and decks	<u> B </u>	
70. Cornice and trim	<u> M </u>	
71. Roof structure and covering	<u> C </u>	
72. Gutters and downspouts	<u> - </u>	
73. Chimneys	<u> M </u>	
74. Outlets, fixtures and service entrance	<u> M </u>	

GARAGE(S)/ACCESSORY STRUCTURE(S)

75. Roof structure and covering	<u> B </u>	75. B Excessive notching.
76. Wall structure and covering	<u> M </u>	77. B Cracked / uneven slab.
77. Slab condition	<u> B </u>	
78. Garage doors(s)	<u> M </u>	
79. Garage opener(s) - (see important notice #6)	<u> N </u>	
80. Electrical wiring, outlets and fixtures	<u> M </u>	
81. ADDITIONAL COMMENTS (62 through 80)	<u> - </u>	

FIREPLACE/WOODSTOVES # of

82. Dampers installed in fireplaces	<u> NA </u>
83. Installation	<u> NA </u>
84. Condition	<u> NA </u>




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

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u> Y </u>	<u> Fiberglass </u>	<u> 0-3 </u>
86. Foundation Insulation	<u> N </u>		
87. Kneewall Insulation	<u> Y </u>	<u> Fiberglass </u>	<u> 0-3 </u>
88. Rim Joist Insulation	<u> N </u>		

89. ADDITIONAL COMMENTS (81 through 88) C 89. C 3rd floor unit is not accessible from 2nd floor, access from exterior steps only.

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.

	<u> 651-276-2055 </u>	<u> 02/18/2014 </u>	Page <u> 5 </u> of <u> 5 </u>
Evaluator Signature	Phone Number	Date	Rev 3/2009

Printed Name: Tony Wrobel


IMPORTANT NOTICES

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.

**Addendum to
Disclosure Report
St. Paul Truth-In-Sale of Housing**

Property Address: 163 George St W

<u>Item #</u>	<u>Comments</u>	<u>Item #</u>	<u>Comments</u>
	Apparent non conforming 3rd fl - check with city on status. Non energized outlets in unit. Low head room on this level, less than 7'. Open floor at east room on this level is a trip hazard.		

SIGNATURE:  PHONE: 651-276-2055
EVALUATOR: Tony Wrobel DATE: 02/18/2014 Page 1 of 1