

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: _____

Address

575 MOUNT CURVE BLVD

Date

03 / 03 / 2010

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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: 575 Mount Curve Blvd
Addresses without the correct street type and/or direction may be returned and may incur a late fee.

Owner's Name: Brian Davis

Owner's Address: 575 Mount Curve Blvd, St. Paul, MN 55116

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: Scott Scheunemann PHONE: 651-646-0009 DATE: 03/03/2010 Rev 3/2009

Property Address: 575 Mount Curve Blvd

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 M
- 3. Foundation B,C
- 4. Evidence of dampness or staining Y
- 5. First floor, floor system M
- 6. Beams and columns M

- 1. *B Uneven treads and risers, low overhead*
- 3. *B Block/mortar cracks*
- 3. *C Crawlspace is lacking a full vapor barrier*
- 4. *Previous staining on unfinished walls.*

ELECTRICAL SERVICE(S) # of Services . 1

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

- 8. *H Service ground is connected to street side of water meter only- no grounding loop.*
- 9. *H Missing junction box covers in mechanical room*

BASEMENT ONLY:

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

PLUMBING SYSTEM

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

- 11. *B Improper no-hub connector on waste lines*
- 12. *B No backflow prevention on exterior water faucets, Some corrosion noted on water piping.*
- 13. *B Lacking drip-T fitting for dryer.*

HEATING SYSTEM(S) # of 1

- 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 Heat exchanger and interior components are not visible.*

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)** -

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

24. B Dishwasher drain is lacking a high secured loop under sink.

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 M
- 38. Window and door condition M
- 39. Smoke detector(s) Y
- Properly located Y
- * Hard-wired (HWSD) Y

36. B Guardrail spacing in family room is over 4"

*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 H
- 44. Plumbing fixtures M
- 45. Water flow M
- 46. Window size/openable area/mechanical exhaust M
- 47. Condition of windows/doors/mech. exhaust .. M

43. H Lacking GFCI protected outlets in 1st floor bathroom

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

ENCLOSED PORCHES AND OTHER ROOMS

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

ATTIC SPACE (Visible Areas)

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

58. C Attic access is sealed- not viewed.

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

62. H Lacking Carbon Monoxide detector within 10' of bedrooms

Item # Comments

EXTERIOR (Visible Areas)

63. Foundation	_____	<u>M</u>
64. Basement/cellar windows	_____	<u>M</u>
65. Drainage (grade)	_____	<u>C</u>
66. Exterior walls	_____	<u>M</u>
67. Doors (frames/storms/screens)	_____	<u>B</u>
68. Windows (frames/storms/screens)	_____	<u>M</u>
69. Open porches, stairways and decks	_____	<u>M</u>
70. Cornice and trim	_____	<u>M</u>
71. Roof structure and covering	_____	<u>C</u>
72. Gutters and downspouts	_____	<u>M</u>
73. Chimneys	_____	<u>M</u>
74. Outlets, fixtures and service entrance	_____	<u>M</u>

65. C Snow covered areas, can't view to fully evaluate
 67. B Double keyed dead bolt locks are installed
 71. C Partially snow covered - exposed areas rated as "M"

GARAGE(S)/ACCESSORY STRUCTURE(S)

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

75. C Snow covered, can't view.
 76. B Garage does not have house address numbers installed on alley side.

FIREPLACE/WOODSTOVES # of

82. Dampers installed in fireplaces	_____	<u>Y</u>
83. Installation	_____	<u>M</u>
84. Condition	_____	<u>C</u>

84. C Flue and internal components are not visible.




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>NV</u>	_____	_____
86. Foundation Insulation	<u>NV</u>	_____	_____
87. Kneewall Insulation	<u>NV</u>	_____	_____
88. Rim Joist Insulation	<u>NV</u>	_____	_____

89. **ADDITIONAL COMMENTS (81 through 88)** _____ M

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.

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Evaluator Signature	Phone Number	Date	Rev 3/2009

Printed Name: Scott Scheunemann

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.