

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

1342 KESTON ST

Date

10/22/2009

Page 1 of

4

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: 1342 Keston St
Addresses without the correct street type and/or direction may be returned and may incur a late fee.

Owner's Name: Robb Lageson

Owner's Address: 1342 Keston St, St. Paul, MN 55108

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: 10/22/2009 Rev 3/2009

Property Address: 1342 Keston St

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

- 1. *B Uneven treads and risers, pipe in use for handrail*
- 4. *Evidence of previous stains.*

ELECTRICAL SERVICE(S) # of Services . 1

- 7. Service size:
Amps: 30 ___ 60 ___ 100 ___ 150 ___ Other 200
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) 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 No backflow prevention on exterior water faucets.*

HEATING SYSTEM(S) # of 1

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

- 17A *C Debris in burner area, Combustion chamber and internal 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)** M

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 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. *C Floors are 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 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 Low guardrail, Handrail is not continuous and not between 34-38 inches high*

*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 C
- 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

48. *C Random plaster cracks*

51. *H Ungrounded 3 prong outlet in master bedroom.*

ENCLOSED PORCHES AND OTHER ROOMS

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

ATTIC SPACE (Visible Areas)

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

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

62. *C Combination hardwired CO smoke detector in hallway*

