

39. Smoke detector Information:

Smoke detector(s) Y  
Properly located N  
\*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: \_\_\_\_\_

**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:** 1499 Grantham St  
Addresses without the correct street type and/or direction may be returned and may incur a late fee.

**Owner's Name:** Estate of Barbara Dyball POA Barbara Ste

**Owner's Address:** 2116 Skillman, Roseville, Mn 55113

**Current Usage of this dwelling:**  **Single Family**  **Townhouse**  **Condo\***  **Duplex** 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:** Steve Townley, ReMax Realty

**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.* You may obtain a printout of all this information by visiting the DSI website at: [www.stpaul.gov.dept.dsi/](http://www.stpaul.gov.dept.dsi/), click on the icon labelled "Look Up Permits and Property Info"

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul this property:

- IS** located within a St. Paul **Heritage Preservation District** or it 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 contact the **Department of Safety and Inspections (DSI) at 651-266-9090.**
- IS** a Category \_\_\_\_\_ **Registered Vacant Building** Obtain and read Chapter 43 of the St. Paul Legislative Code. **Contact the DSI - Vacant Buildings section at 651-266-1900 for information specific to this property.** New owners must re-register the building. There may be outstanding fees for registration, a performance bond requirement, and code compliance orders. Other fees and regulations or restrictions regarding occupancy may apply.
- HAS** Open permits. Go to [www.stpaul.gov/depts/dsi/](http://www.stpaul.gov/depts/dsi/), click on "Look Up Permits and Property Info" 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. Research into a property's history may incur a fee.

**RATING KEY:**

- "M" = Meets minimum standards - the item conforms to minimum standards of maintenance
  - "B" = Below minimum standards - the item is below minimum standards
  - "C" = Comments - the item cannot be adequately evaluated or it has some deficiency, but the deficiency is insufficient to make the item below minimum standards
  - "H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant
- Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.
- "Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable

**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 a hard-wired smoke detector in single family residences.
2. is based on the current Truth-in-Sale of Housing Evaluator Guidelines.
3. is not warranted, by the City of St. Paul, or 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 ignite 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. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
6. 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: Scheunemann, Vicki PHONE: 651-646-0009 DATE: 04/06/2009 Rev 4/2008

Address 1499 GRANTHAM ST

Date 04 / 06 / 2009

Page 1 of 4

See Page 1 for Rating Key

**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 ..... N
- 5. First floor, floor system ..... M
- 6. Beams and columns ..... M

1. *B No guardrail on open side(s) of stairs.*

**ELECTRICAL SERVICE(S) # of Services .** 1

- 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) ..... M
- 11. Waste and vent piping (all floors) ..... M
- 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

12. *B Missing backflow preventers on exterior faucets*

13. *B Missing drip-T on gas to dryer*

**HEATING SYSTEM(S) # of** ..... 1

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

17C *H Rust, cracks in vent pipe*

**The Evaluator is not required to ignite 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 Drainage system drains to floor drain*

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

**KITCHEN**

20. Walls and ceiling	.....	<u>M</u>
21. Floor condition and ceiling height	.....	<u>M</u>
22. Evidence of dampness or staining	.....	<u>N</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 and 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>H</u>
38. Window and door condition	.....	<u>M</u>
39. Smoke detector(s)	.....	<u>Y</u>
Properly located	.....	<u>N</u>
* Hard-wired (HWSD)	.....	<u>Y</u>

37. *H Open electrical box hall ceiling*  
 39. *Hard wired smoke detector in basement, none by sleeping area.*

\*if N or H in 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>M</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>B</u>
52. Window size and openable area	.....	<u>M</u>
53. Window and door condition	.....	<u>M</u>

51. *B No globe protection closet light(s).*

**ENCLOSED PORCHES AND OTHER ROOMS**

54. Walls and floor condition	.....	_____
55. Evidence of dampness or staining	.....	_____
56. Electrical outlets and fixtures	.....	_____
57. Window and door condition	.....	_____

**ATTIC SPACE (Visible Areas)**

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

58. *C Limited view from entrance*

62. *H As of Aug 2008 Carbon Monoxide detectors are required within 10 ft of bedrooms.*

