



Truth-in-Sale of Housing Report

This is a visual disclosure report based on the current City of Saint Paul Truth-in-Sale of Housing Evaluator Guidelines and is valid for one year from the date of issuance and for the owner named.

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Phone: 651-266-8989
Fax: 651-266-1919
Web: www.stpaul.gov/dsi

Property Address: 1459 WELLESLEY AVE
Date of Evaluation: Jun 27, 2019
Date of Expiration: Jun 26, 2020

This report 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, it will be used to determine if there is compliance with the requirements for sale within the City of Saint Paul, MN.



MAJOR NOTIFICATIONS AND WARNINGS

For questions on these items, call the City's Information and Complaint Line at 651-266-8989

- Residential Type: Single Family Dwelling
- Smoke Detectors:
 - Smoke Detector Present: Y
 - Smoke Detector Properly Located: Y
 - Smoke Detector Hard Wired (required in Single Family Homes): Y
 - Smoke Detector Comments: C - Smoke alarm 1st floor hallway is older than manufactured expected replacement dates.
- Open Permits:
 - This property has No Open Permits.

HAZARDOUS

General

- Carbon Monoxide Alarm

Living and Dining Room(s)

- Electrical outlets and fixtures

Sleeping Room(s)

- Electrical outlets and fixtures

BELOW MINIMUM

Basement Only

- Electrical service installation/grounding

Basement/Cellar

- Beams and Columns
- Stairs and Handrails

Exterior Space

- Chimney(s)
- Drainage (grade)
- Gutters and downspouts

Garage(s)/Accessory Structure(s)

- Roof structure and covering
- Slab condition

Hallways, Stairs and Entries

- Stairs and handrails to upper floors

Living and Dining Room(s)

- Window and door condition

Sleeping Room(s)

- Window and door condition
- Window size and openable area

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)			
H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

CITY OF SAINT PAUL TRUTH-IN-SALE OF HOUSING REPORT

Address: 1459 WELLESLEY AVE
Date of Evaluation: Jun 27, 2019
Zoning District: R4

File Number: File#: 19-059120
Owner: Pat J Connolly
Client Name: Emma and Pat Connolly
Client Contact: sjtownley@aol.com
Evaluator Name: Patrick Leahy AccuSpec Home I
Evaluator Contact: Work: 651-699-6515
patleahy@accuspechome.com

Present Occupancy:
Number of Units Evaluated: Single Family Dwelling

Basement/Cellar

- | | | |
|-------------------------------------|---|---|
| 1. Stairs and Handrails | B | 1. B - Head room less than 6 feet 8 inches. |
| 2. Basement/Cellar Floor | M | |
| 3. Foundation | M | 3. C - Masonry foundation wall(s): concealed or covered. |
| 4. Evidence of Dampness or Staining | Y | 4. C - Old stains evident. |
| 5. First Floor, Floor System | M | 5. C - Area(s) are concealed or covered by permanent building materials. |
| 6. Beams and Columns | B | 6. C - Area(s) are concealed or covered by permanent building materials. B- Adjustable posts used, threads not made permanent by removing pen and spot welding or peening threads in place and/or properly anchored in place. |

Electrical Services

- | | |
|-----------------------------------|---------|
| 7a. Number of Electrical Services | 1 |
| 7b. Amps | 100 |
| 7c. Volts | 120-240 |

Basement Only

- | | | |
|--|---|---|
| 8. Electrical service installation/grounding | B | 8. B - Panel Box(s): not fully indexed. |
| 9. Electrical wiring, outlets and fixtures | M | |

Plumbing System

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

Heating System(s)

The Evaluator is not required to operate the heating plant(s) except during the heating season, between October 15 and April 15.

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17a. Number of Heating Systems	1
17b. Type	Forced Air
17c. Fuel	Gas
18. Installation and visible condition	M
19. Viewed in operation (required in heating season)	N
20. Combustion venting	M
21a. Additional heating unit(s): Type	NA
21b. Additional heating unit(s): Fuel	NA
21c. Installation and visible condition	NA
21d. Viewed in operation	NA
21e. Combustion venting	NA

Kitchen

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

Living and Dining Room(s)

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

33. H - Ungrounded 3-prong receptacle east wall living room and in dining room.

35. B - West window stuck shut in living room.

Hallways, Stairs and Entries

36. Walls, ceilings, floors	M
37. Evidence of dampness or staining	N
38. Stairs and handrails to upper floors	B

38. B - Handrail(s): Not continuous or lack return.B - Head room less than 6 feet 8 inches.

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

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- 39. Electrical outlets and fixtures M
- 40. Window and door conditions M

Smoke Detectors

- 41a. Present Y C - Smoke alarm 1st floor hallway is older than manufactured expected replacement dates.
- 41b. Properly Located Y
- 41c. Hard-Wire Y

Bathroom(s)

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

Sleeping Room(s)

- 50. Walls and ceilings M
- 51. Floor condition, area and ceiling height M
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures H 53. H - Ungrounded 3-prong receptacle northeast bedroom.
- 54. Window size and openable area B 54. B - Does not meet egress - Window size is below minimum standards.
- 55. Window and door condition B 55. B - Window stuck shut northwest bedroom.

Enclosed Porches and Other Rooms

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

Attic Space

- 60. Roof boards and rafters NV 60. C - Attic not viewed, finished rooms and sealed knee wall.
- 61. Evidence of dampness or staining NA
- 62. Electrical wiring/outlets/fixtures NA
- 63. Ventilation NA

Exterior Space

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)

H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
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64. Foundation	M	
65. Basement/cellar windows	M	
66. Drainage (grade)	B	66. B - Grade doesn't allow surface water to drain away from building.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	M	
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	72. C - Low pitched roof not visible.
73. Gutters and downspouts	B	73. B - Debris in gutters and over-flowing.
74. Chimney(s)	B	74. B - Missing mortar on chimney(s).
75. Outlets, fixtures and service entrance	M	75. C - No power to front exterior receptacle.
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	B	76. B - Roof rafter notched for opener.
77. Wall structure and covering	M	
78. Slab condition	B	78. B - Slab cracked in areas.
79. Garage door(s)	M	
80. Garage opener(s)	Y	
81. Electrical wiring, outlets and fixtures	M	
Fireplace/Woodstove		
82. Number of Units	1	
83. Dampers installed	NA	83. C - Gas fireplace installed.
84. Installation	M	
85. Condition	M	
Insulation		
86a. Attic Insulation: Present	NV	
86b. Attic Insulation: Type	NA	
86c. Attic Insulation: Depth	NA	
87a. Foundation Insulation: Present	NV	
87b. Foundation Insulation: Type	NA	
87c. Foundation Insulation: Depth	NA	
88a. Knee Wall Insulation: Present	NV	
88b. Knee Wall Insulation: Type	NA	
88c. Knee Wall Insulation: Depth	NA	
89a. Rim Joist Insulation: Present	N	

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89b. Rim Joist Insulation: Type NA

89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm H

90. H - Missing carbon monoxide detector within 10 feet of bedrooms both floors.

General Comments M

B - Flexible foil venting used with gas dryer.C - Vines limit view of house exterior.

LEGAL NOTICES:

Chapter 189 of the Saint Paul Legislative Code requires all single family, duplex, condo, townhouse and co-op homes for sale in the city to have a Truth-in-Sale of Housing disclosure report prepared and available to prospective buyers. A Truth-in-Sale of Housing disclosure report must be done for Contract-For-Deed sales.

A Truth-in-Sale of Housing (TISH) Disclosure Report in the City of Saint Paul is intended to provide basic information to the home buyer and seller prior to the time of sale. Failure to obtain a Truth-in-Sale of Housing disclosure report or failure to make that disclosure report available to prospective buyers, is a violation of law and is punishable as a misdemeanor carrying up to 90 days in jail and/or a \$1,000.00 fine.

A valid Truth-in-Sale of Housing disclosure report must be conspicuously displayed at the premises for all prospective buyers. TISH disclosure reports are also available online: <https://online.stpaul.gov/web/portal/public-search>

- This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used to determine if there is compliance with the requirements for a hard-wired smoke detectors.
- This TISH report 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).
- This TISH is not warranted, by the City of Saint Paul nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
- This TISH report 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.
- This TISH report is valid for one year from the date of issue and only for the owner named on this report.
- 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.
- Automatic garage doors should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.
- All single family residences in Saint 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)228-6230. (Saint Paul Legislative Code, Chapter 58.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, and (651)266-6234.
- A house built before 1950 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)292-6525.
- Neither the City of Saint 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.

Questions regarding this report should be directed to the evaluator. If you desire a reinspection and amended report, please contact your evaluator. They will perform a reinspection and file an amended report with the City of Saint Paul. The TISH evaluator may charge for this reinspection. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone 651-266-8989.

Evaluator Statement:

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines, City of Saint Paul City Ordinance 189 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. The report covers only those problems listed and reasonably visible at the time of my evaluation and does not warrant future useful life of any house component or fixture. I have included all required information pages with this report.

Evaluator Name: Patrick Leahy AccuSpec Home Inspections Inc

Phone: Work: 651-699-6515

Evaluation Date: Jun 27, 2019