



City of South St. Paul

Engineering Department

April 13, 2010

Jessica Johnson
217-8th Avenue South
South St. Paul, MN 55075

RE: Time-of-Sale Evaluation Report
217-8th Avenue South
South St. Paul, MN 55075

Dear Property Owner:

South St. Paul requires a Time-of-Sale Housing Evaluation Report for all residential properties listed for sale. Any items marked Hazardous must be corrected before the buyer takes possession. The City has received the attached completed Time-of-Sale Housing Evaluation Report for the property listed above. **All hazardous items have been corrected.** Thank you.

Sincerely,

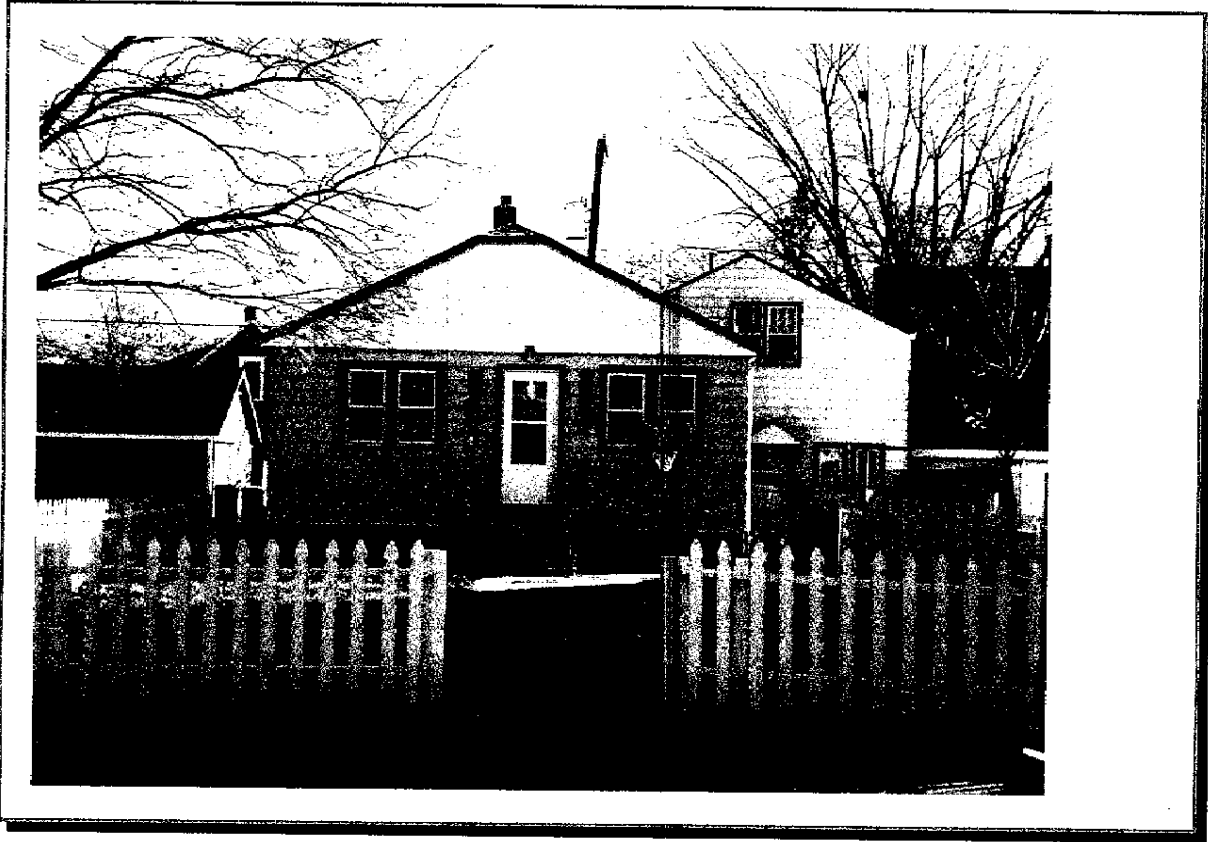
Linda Nelson

Linda Nelson
Engineering Secretary

/ln

**SOUTH ST. PAUL TIME-OF-SALE
HOUSING EVALUATION REPORT**

217 8TH AVE SOUTH



For information on this property or other quality properties please contact

**SYDNEY WOOD
REMAX REALTY 100 651-552-6805**

HOUSE COPY - DO NOT REMOVE

This report was professionally prepared by
M J Moser

For any questions on this report and for all your inspection needs please call
651-455-5888



City of South St. Paul

125 3rd Avenue North
South St. Paul, MN 55075

TIME-OF-SALE
HOUSING EVALUATION REPORT

INITIAL REPORT AMENDED REPORT

This Evaluation Report shall be conspicuously displayed on the premise at all times the dwelling is offered for sale.

NOTICE - READ ENTIRE REPORT CAREFULLY

Address of evaluated dwelling 217 8TH AVE SOUTH	Unit No.	No. of Units	1
Owner Name JESSICA JOHNSON	Nbr. of Bedrooms	Nbr. of Baths	2
Owner Address 217 8TH AVE SOUTH, SOUTH ST. PAUL, MN			

- This report offers a limited overview of building components and fixtures by the Housing Evaluator and is not technically extensive. Prospective buyers may see additional evaluations from various experts in the inspection field prior to purchase. **This report is NOT a warranty or guarantee expressed or implied by the City of South St. Paul, or by the Evaluator, of any building component or fixture.**
- The City Code requires that no person shall exhibit or show a dwelling for sale without first having obtained an Evaluation Report. The original Evaluation Report issued for the dwelling must be displayed on the site and shall be provided to the buyer before or at the time of sale of the dwelling. A copy of the Report must be submitted by the Evaluator to the City of South St. Paul within 10 calendar days after the evaluation has been made.
- This Report is not an FHA or VA inspection or appraisal.
- This Report covers only the items listed on this form. The Evaluator is not required to evaluate inaccessible, concealed, or unsafe areas; climb up on roofs; or disassemble items. This report does not address lead paint, radon or asbestos.
- This Report is valid for one year from the date of issue and only to the owner named above.
- Any **questions** regarding this Report should be directed to the Housing Evaluator whose name appears on the last page of this form. Any **complaints** regarding this Report should be directed to the Housing Evaluator. Any questions regarding the Time-Of-Sale program should be directed to the City of South St. Paul at (651) 554-3210.

Evaluation codes:

If an item is non-existent, the word "None" shall be indicated in the comment area. Items marked with an "NA" indicate that this item is not applicable or not relevant. Items marked with an "M" indicate no problems related to that item were seen at the time of evaluation. The following require comments explaining each item: any "B" (Below minimum requirements); any "C" (Comment); and any "H" (Hazardous as defined in the Housing Evaluators Standards). Additional comment sheets may be attached if needed. **Items marked "H" (Hazardous) must be corrected and reinspected by a separate Licensed Housing Evaluator prior to occupancy. PERMITS MAY BE REQUIRED FOR CORRECTION OF HAZARDOUS ITEMS.**

None Non-existent	M Meets requirements	B Below minimum requirements	C Comment	H Hazardous	NA Not applicable
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INTERIOR: Basement

- | | | |
|---|---|--|
| <ol style="list-style-type: none"> Stairs - railings, landings, steps Floor Foundation walls Columns and beams First floor structural systems Floor drain and its cleanout Water supply piping Plumbing fixtures Drain, waste, and vent piping | <p><u>B</u></p> <p><u>M</u></p> <p><input checked="" type="checkbox"/> <u>H, B</u></p> <p><u>M</u></p> <p><u>M</u></p> <p><u>C</u></p> <p><u>M</u></p> <p><u>M</u></p> <p><input checked="" type="checkbox"/> <u>H, B</u></p> | <p>1 B Headroom clearance less than 6'8". Improper rise / run on stair(s), improper rail(s). Stairway less than 36" wide.</p> <p>3 H Exposed foam plastic insulation on the foundation walls. in crawl space area(s) must remove or cover all foam with sheetrock or other approved mtl.</p> <p>3 B Spalling in areas. Missing mortar.</p> <p>6 C Not located</p> <p>9 H improperly installed waste pipe from laundry room to bsmt bathroom. No trap on laundry discharge pipe, makeshift installation. Verify with city for permit requirements.</p> <p>9 B No visible purple primer on some plastic waste connections.</p> |
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TRAP LOCATED
SOUTH END OF PIPE

Address of Evaluated Dwelling 217 8TH AVE SOUTH

connectors on waste pipe must be steel banded type-(not hose clamp only type)

10.	Heating system installation and operation		<u>M</u>	
11.	Water heater installation and operation		<u>M</u>	
12.	Venting system of heating plant & water heater	X	<u>H</u>	12 H Flue(s) not sealed to chimney Missing screws in water heater flue(s) ,(three screws per joint req.) Unused Opening in chimney must be properly sealed .
13.	Gas lines and valves		<u>B</u>	13 B No drip tee on dryer gas line.
14.	Electrical service installation		<u>M</u>	
15.	Electrical service size: <u>100</u> AMPS		<u>M</u>	
16.	All circuits indexed at panel		<u>M</u>	
17.	Electrical outlets/wiring/fixtures	X	<u>H, B</u>	17 H Missing coverplate,ungrounded 3 prong outlet at top of stairs. Extension cord wiring being used in lieu of permanent wiring. Laundry room. 17 B Improper light fixture in bsmt bath area.
18.	Sleeping room(s) INTERIOR: Rooms - 1st Floor		<u>NA</u>	Small house -limited view due to furnishings / possessions-can't fully evaluate. Items are only evaluated as to what is readily visible.
19.1	Plumbing fixtures		<u>B</u>	19 B Bath sink not vented (1st) Flexible drain line , Kitchen sink not vented. (1st)
20.1	Gas lines and valves		<u>M</u>	
21.1	Electrical outlets/fixtures/wiring	X	<u>H</u>	21 H Improper wiring to kitchen hood. (1st) Missing outlet coverplates in areas. (1st)
22.1	Auxiliary heaters - installation & wiring		<u>NA</u>	
23.1	Wood burning appliances		<u>NA</u>	
24.1	Fireplaces		<u>NA</u>	
25.1	Floors & rooms - construction/dimensions		<u>M</u>	
26.1	Light & ventilation windows		<u>B, C</u>	26 C Window(s) concealed by plastic in areas,can't fully evaluate. (1st) 26 B Weathered window(s). (1st) Sashes painted shut/ not operational. (1st)
27.1	Sleeping rooms		<u>B</u>	27 B Egress window opening does not meet requirements in all bedrooms. (1st)
28.1	Smoke detectors & CO detectors	X	<u>H</u>	28 H Missing smoke detector(s) (1st) (1 every bedroom & one on every level including bsmt ,walk up attics) No part closer than 6" to ceiling junction or further than 12"from ceiling if on wall. Missing CO detector,(within 10 ft of all rooms legally used for sleeping) (1st)
29.1	Walls & ceiling components		<u>M</u>	
30.1	Stairs & railings (upper floors) INTERIOR: Rooms - 2nd Floor		<u>NA</u>	
19.2	Plumbing fixtures		<u>NA</u>	
20.2	Gas lines and valves		<u>NA</u>	
21.2	Electrical outlets/fixtures/wiring		<u>NA</u>	
22.2	Auxiliary heaters - installation & wiring		<u>NA</u>	
23.2	Wood burning appliances		<u>NA</u>	
24.2	Fireplaces		<u>NA</u>	
25.2	Floors & rooms - construction/dimensions		<u>NA</u>	
26.2	Light & ventilation windows		<u>NA</u>	
27.2	Sleeping rooms		<u>NA</u>	
28.2	Smoke detectors & CO detectors		<u>NA</u>	
29.2	Walls & ceiling components		<u>NA</u>	
30.2	Stairs & railings (upper floors) INTERIOR: Attic Space		<u>NA</u>	
31.	Rafters, sheathing, ventilation		<u>C</u>	31 C 32 C. 33 C,Limited view of attic.not fully evaluated
32.	Evidence of staining or seepage		<u>C</u>	32 C Stains in attic
33.	Electrical outlets/fixtures/wiring		<u>C</u>	33 C Limited view,not fully evaluated.

EXTERIOR

Address of Evaluated Dwelling 217 8TH AVE SOUTH

- 34. Electrical outlets/fixtures/overhead service M
- 35. Stairs, decks, balconies, porches, railings B 35 B Missing / improper handrail on stairway having more than 3 risers. Steps settled. Improper rise on step(s).
- 36. Walls - siding, trim, etc. B 36 B Damaged block \ missing mortar on foundation.
- 37. Windows (frames/screens/glass) B 37 B Weathered window(s) in areas
- 38. Doors M
- 39. Roof covering & flashing C 39 C Frost covered ,can't view.
- 40. Chimneys & vents C 40 C No visible metal liner.
- 41. Drainage B 41 B Grade does not allow surface water to drain away from building.
- 42. Plumbing - backflow prevention M
- GARAGE**
- 43. Roof structure & covering C 43 C Frost covered,can't view.
- 44. Wall structure & covering B, C 44 C thru 49 C -Excessive stored items prevent evaluation. Items are only evaluated as to what is readily visible.
44 B siding lacks 6 "clearance to grade, weathered / deteriorated siding - trim.
- 45. Overhead garage door - opener Yes No B 45 B Weathered \ damaged door(s).
- 46. Electrical outlets/fixtures/wiring C 46 C Limited view stored items ,can,t fully evaluate.
- 47. Gas lines & valves NA
- 48. Fire separation NA
- 49. Heaters NA
- MISCELLANEOUS**
- 50. Abandoned fuel tanks, house numbers M
- 51. Sanitation M
- CERTIFICATION BY CONTRACTOR:**
- 52. Certification of the heating system required? No
- 53. Certification of the water heater required? No
- 54. Certification of the plumbing system required? No
- 55. Certification of the electrical system required? No
- 56. Certification of the structural system required? No
- 57. List other certifications required: No

X	YES	NO	An immediate hazard as indicated in City of South St. Paul's Housing Evaluators Standards was discovered and is identified herein. Correction and re-inspection of all hazardous items must be completed prior to occupancy by a new owner.
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I hereby certify that this evaluation was done in compliance with South St. Paul City Code, Chapter 106, Article V1, Sections 106-177 to 187 and the City of South St. Paul Housing Evaluators Code of Ethics and Standards.

Evaluator's signature *M. J. Moser* Evaluator's printed name M J Moser
 Phone No. 651-455-5888 Issue date: 11/17/2009

I hereby certify that I have re-inspected for hazardous items as shown on this evaluation report and found hazardous items not reported. THIS PROPERTY REQUIRES AN AMENDED FORM AND RE-INSPECTION. Issue date: _____

Evaluator's signature _____ Evaluator's printed name _____
 Phone No. _____

I hereby certify that I have re-inspected all hazardous items as shown on this evaluation report and found these items have been corrected. (Initial by each corrected item.) Issue date: _____

Evaluator's signature _____ Evaluator's printed name _____
 Phone No. _____