



## CITY OF SAINT PAUL, MN

## DEPARTMENT OF SAFETY AND INSPECTIONS

Steve Magner, Manager of Code Enforcement  
Vicki Sheffer, Truth-in-Sale of Housing Manager

### 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](http://www.stpaul.gov/dsi)

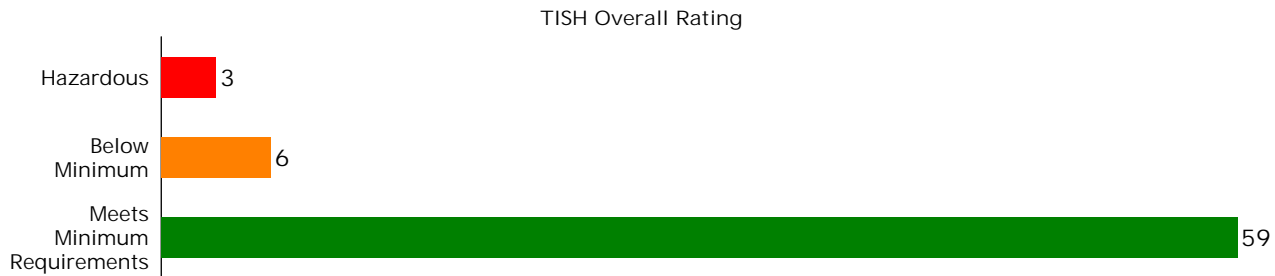
Property Address: 2175 LINCOLN AVE

Date of Evaluation: Jan 11, 2023

Date of Expiration: Jan 11, 2024

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:

- Open Permits:

This property has the following open permits:

B - 22 113266 - REROOF (SHINGLE WITH TEAR OFF) - Active/Issued

## HAZARDOUS

Enclosed Porches and Other Rooms

- Electrical outlets and fixtures

Exterior Space

- Outlets, fixtures and service entrance

Sleeping Room(s)

- Electrical outlets and fixtures

## BELOW MINIMUM

Basement/Cellar

- Stairs and Handrails

Enclosed Porches and Other Rooms

- Window and door condition

Exterior Space

- Windows (frames/storms/screens)

Hallways, Stairs and Entries

- Stairs and handrails to upper floors

Living and Dining Room(s)

- Window and door condition

Plumbing System

- Gas piping (all floors)

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: 2175 LINCOLN AVE

File Number: File#: 23-004588

Date of Evaluation: Jan 11, 2023

Owner: Brian A Dawood/Cari Dawood

Zoning District: R3

Client Name: Cari and Brian Dawood

Present Occupancy:

Client Contact: 651-233-3456

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Alan Copia Cornerstone Inspec

Evaluator Contact: Work: 612-824-2000  
alanjcopia@gmail.com

### Basement/Cellar

- |                                     |   |  |
|-------------------------------------|---|--|
| 1. Stairs and Handrails             | B | 1. B - Headroom less than 6 feet 8 inches. B - High riser heights, handrail is higher than 38" above the treads. |
| 2. Basement/Cellar Floor            | M | 2. C - 3, 4, 5, 6 Finished surfaces, stored items. Limited views throughout.                                     |
| 3. Foundation                       | M |  |
| 4. Evidence of Dampness or Staining | Y | 4. C - Evidence of previous dampness or staining (typical).  |
| 5. First Floor, Floor System        | M |  |
| 6. Beams and Columns                | M |  |

### Electrical Services

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

### Basement Only

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

### Plumbing System

- |  |    |  |
|--|----|--|
| 10. Floor drain(s) (basement)          | M  | 10. C - could not remove cover due to stored items.  |
| 11. Waste and vent piping (all floors) | M  |  |
| 12. Water piping (all floors)          | M  | 12. B - Missing backflow preventer/s at threaded faucets.  |
| 13. Gas piping (all floors)            | B  | 13. B - No sediment trap visible at the dryer gas line. C - The gas line was not visible at the stove. |
| 14. Water heater(s), installation      | M  | 14. C - Older appliance.   |
| 15. Water heater(s), venting           | NA |  |
| 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)	Y
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	M
34. Window size and openable area	M
35. Window and door condition	B

35. B - Some of the double hung windows are inoperative (frozen due to weather conditions?).

#### 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 - High risers, low headroom.B - Handrail(s) not continuous or lacks return.

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

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 outlets.

54. Window size and openable area M

55. Window and door condition M

#### Enclosed Porches and Other Rooms

56. Walls, ceiling and floor condition M

57. Evidence of dampness or staining N

58. Electrical outlets and fixtures H

58. H - The GFCI outlets on the front porch do not trip when tested.

59. Window and door condition B

59. B - fogged glass at the front porch windows.

#### Attic Space

60. Roof boards and rafters M

60. C - Finished surfaces, areas are not fully visible. We could not determine insulation type or depth due to finished surfaces.

61. Evidence of dampness or staining Y

61. C - Evidence of previous staining.

62. Electrical wiring/outlets/fixtures M

63. Ventilation Y

H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
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## Exterior Space

64. Foundation	M	
65. Basement/cellar windows	M	
66. Drainage (grade)	NV	66. C - Snow covered, could not evaluate.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	B	69. B - Some windows appear to be fogged, lost seal at thermopanels.
70. Open porches, stairways and deck(s)	M	
71. Cornice and trim(s)	M	
72. Roof structure and covering	NV	72. C - Snow covered, could not evaluate.
73. Gutters and downspouts	M	
74. Chimney(s)	NV	
75. Outlets, fixtures and service entrance	H	75. H - The GFCI outlet above the rear stoop did not trip when tested.

## Garage(s)/Accessory Structure(s)

76. Roof structure and covering	NV	76. C - Snow covered, could not evaluate.
77. Wall structure and covering	M	77.
78. Slab condition	M	78. C - Cracked slab, stored items, limited views.
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	Y
84. Installation	M
85. Condition	M

## Insulation

86a. Attic Insulation: Present	NV
86b. Attic Insulation: Type	NV
86c. Attic Insulation: Depth	NV
87a. Foundation Insulation: Present	NV
87b. Foundation Insulation: Type	NV
87c. Foundation Insulation: Depth	NV
88a. Knee Wall Insulation: Present	NV
88b. Knee Wall Insulation: Type	NV
88c. Knee Wall Insulation: Depth	NV

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must <u>specify the room</u> to which a Comment is related)			
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89a. Rim Joist Insulation: NV  
Present

89b. Rim Joist Insulation: Type NV

89c. Rim Joist Insulation: Depth NV

#### General

90. Carbon Monoxide Alarm M

General Comments M

C - The hardwired smoke alarm is located near the basement bedroom.

## 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: Alan Copia Cornerstone Inspections Inc

Phone: Work: 612-824-2000

Evaluation Date: Jan 11, 2023