

Time-Of-Sale Housing Evaluation Report

Notice - Read entire report carefully

Address of evaluated dwelling	7326 W 114 Street Circle	Unit no.	No. of units
Owner name	Gary Braun		
Owner address	7326 W 114 Street Circle, Bloomington, MN 55438		

- This Report offers a limited overview of building components and fixtures by the Evaluator and is not technically extensive. Prospective buyers may seek 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 Bloomington, or by the Evaluator, or of any building component or fixture.**
- The Ordinance 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 to the City of Bloomington within 7 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 City of Bloomington or the Evaluator whose name appears on the back of this form. Any **complaints** regarding this Report should be directed to the City of Bloomington Review Evaluator at City Hall, 1800 West Old Shakopee Road, phone 952-563-8930 (TTY: 952-563-8740).

Evaluation codes:

If an item is non-existent, the word "None" shall be indicated in the comment area. Items marked with a "NA" indicate that this item is not applicable or not relevant. Items marked with a "M" indicate that 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 City Code). Additional comment sheets may be attached if needed. **Items marked "H" (Hazardous) must be corrected and inspected by a City Inspector 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

Interior: basement	Item number/comments and remarks
1. Stairs - railings, landings, steps	M 1.
2. Floor	M 2.
3. Foundation walls	M 3.
4. Columns and beams	M 4.
5. First floor structural systems	M 5.
6. Floor drain and its cleanout	M 6.
7. Water supply piping	M 7.
8. Plumbing fixtures	M 8.
9. Drain, waste and vent piping	M 9.
10. Heating system installation and operation	M 10.
11. Water heater installation and operation	M 11.
12. Venting system of the heating plant and water heater	M 12.
13. Gas lines and valves	M 13.
14. Fireplaces	M 14.
15. Electrical service. Service size at panel: 150 AMPS	M 15.
16. Electrical outlets/fixtures/wiring	M 16.
17. Smoke detectors	M 17.
18. Sleeping room(s)	M 18.

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

Community Development

Building and Inspection
1800 W. Old Shakopee Road
Bloomington MN 55431-3027

PH 952-563-8930 BloomingtonMN.gov
TTY 952-563-8740
timeofsale@BloomingtonMN.gov

Address of evaluated dwelling _____

Interior: Rooms on level		1 2	Item number/comments and remarks
19. Plumbing fixtures		<u>M</u> <u>M</u>	19.
20. Gas lines and valves		<u>B</u> <u>NA</u>	20. <i>20. B No visible gas shut off at living room fireplace</i>
21. Electrical outlets/fixtures/wiring		<u>M</u> <u>M</u>	21.
22. Auxiliary heaters - installation and wiring		<u>NA</u> <u>NA</u>	22.
23. Wood burning appliances		<u>NA</u> <u>NA</u>	23.
24. Fireplaces		<u>M</u> <u>NA</u>	24.
25. Floors and rooms - construction and dimensions		<u>M</u> <u>M</u>	25.
26. Light and ventilation windows		<u>M</u> <u>M</u>	26.
27. Sleeping rooms		<u>NA</u> <u>M</u>	27.
28. Smoke detectors (presence, location, operation)		<u>M</u> <u>M</u>	28.
29. Walls and ceiling components		<u>M</u> <u>M</u>	29.
30. Stairs and railings (upper floors)		<u>M</u> <u>NA</u>	30.
Interior: Attic space			
31. Rafters, sheathing, ventilation		<u>M</u>	31.
32. Evidence of staining or seepage		<u>C</u>	32. <i>32. C. Staining noted</i>
33. Electrical outlets/fixtures/wiring		<u>NA</u>	33.
Exterior			
34. Electrical outlets/fixtures/overhead service		<u>M</u>	34.
35. Stairs, decks, balconies, porches, railings		<u>H</u>	35. <i>35. Joists of deck barely engaging joist hanger certification or permit required.</i>
36. Walls - siding, trim, etc.		<u>M</u>	36.
37. Windows (frames/screens/glass)		<u>M</u>	37.
38. Doors		<u>M</u>	38.
39. Roof covering and flashing		<u>C</u>	39. <i>39. C Snow covered</i>
40. Chimneys and vents		<u>M</u>	40.
41. Drainage		<u>C</u>	41. <i>41. C Snow covered</i>
42. Plumbing - backflow prevention		<u>M</u>	42.
Garage			
43. Roof structure and covering		<u>M</u>	43.
44. Wall structure and covering		<u>C</u>	44. <i>44. C Staining noted</i>
45. Overhead garage door		<u>B</u>	45. <i>45. B Pressure reverse needs adjustment</i>
46. Electrical outlets/fixtures/wiring		<u>M</u>	46.
47. Gas lines and valves		<u>NA</u>	47.
48. Fire separation		<u>B</u>	48. <i>48. B. Hatch in fire wall</i>
49. Heaters		<u>NA</u>	49.
Miscellaneous			
50. Miscellaneous, including abandoned fuel tanks		<u>N</u>	50.
51. Sanitation		<u>N</u>	51.
Certification by licensed contractor			
52. Certification of the heating system required?	Y/N	<u>N</u>	52.
53. Certification of the water heater required?	Y/N	<u>N</u>	53.
54. Certification of the plumbing system required?	Y/N	<u>N</u>	54.
55. Certification of the electrical system required?	Y/N	<u>N</u>	55.
56. Certification of the structural system required?	Y/N	<u>N</u>	56.
57. List other certifications required:			

An immediate hazard as indicated in Section 14.420 of the *Bloomington City Code* was discovered and is identified herein. A Certificate of Compliance shall be issued by the City prior to occupancy by a new owner. "YES" must be indicated if ANY item has been marked "Hazardous." "NO" must be indicated if NO item has been marked "Hazardous."

Circle one. YES NO

I hereby certify that this evaluation was done in compliance with *Bloomington City Code Sec. 14.419* and the City of Bloomington Housing Standards and Evaluator Guidelines.

Evaluator's signature [Signature] Phone no. 952 854 5110 Issue date: 12/06/18