



### 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: 1032 MINNEHAHA AVE E

Date of Evaluation: Jun 27, 2024

Date of Expiration: Jun 27, 2025

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 No Open Permits.

## HAZARDOUS

### Heating System(s)

- Installation and visible condition

### Sleeping Room(s)

- Electrical outlets and fixtures

## BELOW MINIMUM

### Basement Only

- Electrical wiring, outlets and fixtures

### Basement/Cellar

- Beams and Columns
- First Floor, Floor System
- Stairs and Handrails

### Bathroom(s)

- Walls and ceiling

### Enclosed Porches and Other Rooms

- Walls, ceiling and floor condition

### Exterior Space

- Cornice and trim(s)
- Drainage (grade)
- Open porches, stairways and deck(s)
- Outlets, fixtures and service entrance

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

- Electrical wiring, outlets and fixtures
- Wall structure and covering

### Hallways, Stairs and Entries

- Stairs and handrails to upper floors
- Walls, ceilings, floors

### Heating System(s)

- Combustion venting

### Kitchen

- Walls and ceiling

### Plumbing System

- Water piping (all floors)

### Sleeping Room(s)

- 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: 1032 MINNEHAHA AVE E

File Number: File#: 24-053994

Date of Evaluation: Jun 27, 2024

Owner: Global Trustee Services Llc

Zoning District: H1

Client Name: 1032 Minnehaha Ave E Land Trust

Present Occupancy:

Client Contact: 763-639-7544

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Dan Brausen InnerSpec

Evaluator Contact: Work: 651-483-8407  
danbrowsin@msn.com

### Basement/Cellar

- |                                     |   |  |
|-------------------------------------|---|--|
| 1. Stairs and Handrails             | B | 1. B - Headroom less than 6 feet 8 inches.   |
| 2. Basement/Cellar Floor            | M | 2. C - Stored items restrict view.           |
| 3. Foundation                       | M | 3. C - Stored items restrict view.           |
| 4. Evidence of Dampness or Staining | N |  |
| 5. First Floor, Floor System        | B | 5. B - Missing joist hangers.                |
| 6. Beams and Columns                | B | 6. B - Moisture damage at base of column(s). |

### 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   | B | 9. B - Improperly routed/shilded NM wiring. |

### Plumbing System

- |  |   |  |
|--|---|--|
| 10. Floor drain(s) (basement)          | M |  |
| 11. Waste and vent piping (all floors) | M |  |
| 12. Water piping (all floors)          | B | 12. B - Corrosion noted on water piping at water heater connection(s). |
| 13. Gas piping (all floors)            | M | 13.  |
| 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.

- |                                |           |
|--------------------------------|-----------|
| 17a. Number of Heating Systems | 1         |
| 17b. Type                      | Hot Water |
| 17c. Fuel                      | Gas       |

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18. Installation and visible condition	H	18. H – Backflow preventer not DCVI/V type. B - Scale / corrosion deposits in burn chamber. B - Surface rust on boiler jacket.
19. Viewed in operation (required in heating season)	N	
20. Combustion venting	B	20. B - Missing screws - 3 per joint required. C - No make-up air ducting provided.
21a. Additional heating unit(s): Type	Space	
21b. Additional heating unit(s): Fuel	Gas	
21c. Installation and visible condition	M	21c. C - Gas space heater noted in garage.
21d. Viewed in operation	N	
21e. Combustion venting	M	21e. C - Not viewed in operation.
<b>Kitchen</b>		
22. Walls and ceiling	B	22. B - Damaged ceiling(s).
23. Floor condition and ceiling height	M	
24. Evidence of dampness or staining	Y	24. C - Evidenc of moisture on ceiling.
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	
<b>Living and Dining Room(s)</b>		
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	33. C - Furnishings and stored items restrict access to some possible receptacle locations.
34. Window size and openable area	M	
35. Window and door condition	M	
<b>Hallways, Stairs and Entries</b>		
36. Walls, ceilings, floors	B	36. B - Daamged areas at missing door trim.
37. Evidence of dampness or staining	N	
38. Stairs and handrails to upper floors	B	38. B - Headroom less than 6'8". B - Narrow stairs (3rd)
39. Electrical outlets and fixtures	M	
40. Window and door conditions	M	

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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### Smoke Detectors

41a. Present	Y
41b. Properly Located	Y
41c. Hard-Wire	Y

### Bathroom(s)

42. Walls and ceiling	B	42. B - Voids in wall. (2nd)
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 - Missing cover plate(s). C - Furnishings and stored items restrict access to some possible receptacle locations. C - Electric baseboard heaters noted at 3rd floor.
54. Window size and openable area	B	54. B - Does not meet egress - Window size is below minimum standards in bedroom(s).
55. Window and door condition	M	

### Enclosed Porches and Other Rooms

56. Walls, ceiling and floor condition	B	56. B - Porch area settled / out of level.
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	M	60. C - No attic hatch located/provided - attic not viewed.
61. Evidence of dampness or staining	NV	
62. Electrical wiring/outlets/fixtures	NV	
63. Ventilation	NV	

### 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	64. C - Stucco restricts view. C - Porch restricts view.
65. Basement/cellar windows	M	
66. Drainage (grade)	B	66. B - Walks cracked/settled in areas. B - Grade in areas does not promote proper drainage.
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	68. C - Double keyed cylinder locks do not provide proper egress.
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	B	70. B - Front steps settled. B - Weathered deck/stair components.
71. Cornice and trim(s)	B	71. B - Weathered/damaged area at rear shed attachment.
72. Roof structure and covering	M	72. C - Areas of roof difficult to view from ground angles.
73. Gutters and downspouts	M	
74. Chimney(s)	M	74. C - Some missing mortar.
75. Outlets, fixtures and service entrance	B	75. B - Service feed lack 2' clearance to garage roof.
<b>Garage(s)/Accessory Structure(s)</b>		
76. Roof structure and covering	M	
77. Wall structure and covering	B	77. B - Damaged siding components.
78. Slab condition	M	78. C - Stored items restrict view.
79. Garage door(s)	M	
80. Garage opener(s)	Y	
81. Electrical wiring, outlets and fixtures	B	81. B - Improperly routed/sheilded/supported NM wiring. B - No power to outlet(s).
<b>Fireplace/Woodstove</b>		
82. Number of Units	NA	
83. Dampers installed	NA	
84. Installation	NA	
85. Condition	NA	
<b>Insulation</b>		
86a. Attic Insulation: Present	NV	
86b. Attic Insulation: Type	NV	
86c. Attic Insulation: Depth	NV	
87a. Foundation Insulation: Present	N	
87b. Foundation Insulation: Type	NA	
87c. Foundation Insulation: Depth	NA	
88a. Knee Wall Insulation: Present	NV	
88b. Knee Wall Insulation: Type	NV	

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88c. Knee Wall Insulation: Depth NV

89a. Rim Joist Insulation: Present N

89b. Rim Joist Insulation: Type NA

89c. Rim Joist Insulation: Depth NA

General

90. Carbon Monoxide Alarm M

90. H - Missing CO detector(s). (CO detectors are required within 10' of every bedroom)

General Comments

## 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: Dan Brausen InnerSpec

Phone: Work: 651-483-8407

Evaluation Date: Jun 27, 2024