



**CITY OF MAPLEWOOD**  
 1830 County Road B East  
 Maplewood, MN 55109  
 (651) 249-2300 Fax (651) 249-2319

**Disclosure Report**  
**Maplewood Truth-In-Sale of Housing**  
 (Carefully read this entire report)

Address 1848 BIRMINGHAM

**THIS REPORT IS NOT A WARRANTY, BY THE CITY OF MAPLEWOOD OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.**

**Notice:** A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

**Address of Evaluated Dwelling:** 1848 BIRMINGHAM

**Owner's Name:** MIKE & KELLY SIMONS

**Owner's Address:** 1848 BIRMINGHAM, Maplewood, MN 55109  
include City & State if NOT Maplewood, and ALL Zip codes, EVEN IN Maplewood

**Type of Dwelling:** Single Family  Duplex  Townhouse  Condo\*

\*For condominium units, this evaluation includes only those items located within the residential units and does not include the common use areas, or other nonresidential areas of the structure.

**Comments:**

**SELLER'S DISCLOSURE STATEMENT:** To be completed by the Seller or their representative.

**RATING KEY:**

- "M" = Meets minimum standards - the item conforms to minimum standards of maintenance
  - "B" = Below minimum standards - the item is below minimum standards
  - "C" = Comments - the item cannot be adequately evaluated or it has some deficiency, but the deficiency is insufficient to make the item below minimum standards
  - "H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant
- Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.
- "Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable

Date 07 / 13 / 2009

**This Report:**

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. Minimum standards for this report are as contained in the Maplewood City Code.
2. is not warranty, by the City of Maplewood, of the condition of the building or any building component, nor of the accuracy of this report.
3. 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 ignite the heating plant, use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
4. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
5. is valid for one year from the date of issue and only for the owner named on this report.

Questions about this report should be directed to the evaluator, seller of the seller's agent.

Complaints about this report should be directed to the Community Development Department, Maplewood City Hall, 1830 County Road B East, Maplewood, MN 55109, (651) 249-2300.

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EVALUATOR: M J Moser PHONE: 651-455-5888 DATE: 07/13/2009 Rev 1/1/2002

See Page 1 for Rating Key

**BASEMENT/CELLAR**

- 1. Stairs and handrails ..... B
- 2. Basement/cellar floor ..... M
- 3. Foundation ..... M
- 4. Evidence of dampness or staining ..... N
- 5. First floor, floor system ..... M
- 6. Beams and columns ..... M

**ELECTRICAL SERVICE(S)** # of Services .. 1

7. Service size:  
 Amps: 30 \_\_\_ 60 \_\_\_ 100 X 150 \_\_\_ Other \_\_\_  
 Volts: 115 \_\_\_ 115/220 X

**BASEMENT ONLY:**

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

**PLUMBING SYSTEM**

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

**HEATING SYSTEM(S)** # of ..... 1

17. Heating plant(s): Type: \_\_\_\_\_ Fuel: \_\_\_\_\_
- a. Installation and visible condition ..... M
  - b. Viewed in operation ..... N
  - c. Combustion venting ..... M

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

18. Additional heating unit(s) Type: \_\_\_\_\_ Fuel: \_\_\_\_\_
- a. Installation and visible condition ..... -
  - b. Viewed in operation ..... -
  - c. Combustion venting ..... -

19. **ADDITIONAL COMMENTS (1 through 18)** \_\_\_\_\_

**Item #      Comments**

Specify location(s), where necessary  
 Stored items prevent evaluation. Items marked "M" or otherwise are only evaluated to what is visible.

- 1. B Low headroom (less than 6' 8") Improper rail.
- 8. C Can't view jumper due to concealed meter / stored items at water meter.
- 10. C Can't get cover(s) off to evaluate.
- 12. B Water piping reduced in size at water heater.
- 14. 15. C Can't access to evaluate due to stored items.
- 17B & 17A - Not operating-non heating season, not fully evaluated

See Page 1 for Rating Key

Item #

Comments

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

**KITCHEN**

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

27. B 33,53, B upper sashes painted shut-not operational,  
 36. B railing(s) not continuous,  
 39. H No hardwired smoke detector in sleeping area(s) .  
 44. H Improper air gap on toilet-lacks 1" clearance CL over top of overflow tube. 2nd floor,  
 58 thru 61 C Excessive amount of stored items,can't view to fully evaluate.  
 59. Stains in attic.

**LIVING AND DINING ROOM(S)**

28. Walls and ceiling .....	<u>M</u>
29. Floor condition and ceiling height .....	<u>M</u>
30. Evidence of dampness or staining .....	<u>N</u>
31. Electrical outlets and fixtures .....	<u>M</u>
32. Window size and openable area .....	<u>M</u>
33. Window and door condition .....	<u>B</u>

**HALLWAYS, STAIRS AND ENTRIES**

34. Walls, ceilings and floors .....	<u>M</u>
35. Evidence of dampness or staining .....	<u>N</u>
36. Stairs and handrails to upper floors .....	<u>B</u>
37. Electrical outlets and fixtures .....	<u>M</u>
38. Window and door condition .....	<u>M</u>
39. Smoke detector(s) .....	<u>H</u>
Properly located .....	<u>N</u>
Hard-wired .....	<u>H</u>

**BATHROOM(S)**

40. Walls and ceiling .....	<u>M</u>
41. Floor condition and ceiling height .....	<u>M</u>
42. Evidence of dampness or staining .....	<u>N</u>
43. Electrical outlets and fixtures .....	<u>M</u>
44. Plumbing fixtures .....	<u>H</u>
45. Water flow .....	<u>M</u>
46. Window size/openable area/mechanical exhaust .....	<u>M</u>
47. Condition of windows/doors/mech. exhaust ..	<u>M</u>

**SLEEPING ROOM(S)**

48. Walls and ceiling .....	<u>M</u>
49. Floor condition, area, and ceiling height .....	<u>M</u>
50. Evidence of dampness or staining .....	<u>N</u>
51. Electrical outlets and fixtures .....	<u>M</u>
52. Window size and openable area .....	<u>M</u>
53. Window and door condition .....	<u>B</u>

**ENCLOSED PORCHES AND OTHER ROOMS**

54. Walls and floor condition .....	_____
55. Evidence of dampness or staining .....	_____
56. Electrical outlets and fixtures .....	_____
57. Window and door condition .....	_____

**ATTIC SPACE (Visible Areas)**

58. Roof boards and rafters .....	<u>C</u>
59. Evidence of dampness or staining .....	<u>Y</u>
60. Electrical wiring/outlets/fixtures .....	<u>NA</u>
61. Ventilation .....	<u>NA</u>

62. ADDITIONAL COMMENTS (20 through 61) NA

See Page 1 for Rating Key

**EXTERIOR (Visible Areas)**

63. Foundation	.....	<u>M</u>
64. Basement/cellar windows	.....	<u>B</u>
65. Drainage (grade)	.....	<u>B</u>
66. Exterior walls	.....	<u>B</u>
67. Doors (frames/storms/screens)	.....	<u>M</u>
68. Windows (frames/storms/screens)	.....	<u>B</u>
69. Open porches, stairways and decks	.....	<u>B</u>
70. Cornice and trim	.....	<u>M</u>
71. Roof structure and covering	.....	<u>M</u>
72. Gutters and downspouts	.....	<u>B</u>
73. Chimneys	.....	<u>M</u>
74. Outlets, fixtures and service entrance	.....	<u>M</u>

**Item #      Comments**

- 64. B Weathered bsmt. window(s).
- 65. B damaged / settled walks,
- 66. B Stucco cracks.
- 68. B Window(s) weathered in areas.
- 69. B Damaged steps.
- 72. B Missing , short or improper downspouts/extensions. Rust in areas.
- 76. B missing mortar/ damaged block,
- 76. C 76 thru 80 stored items prevent evaluation. items are only evaluated as to what is readily visible.
- 77. B Slab cracked in areas,
- 80. B Opener on extension cord.

**GARAGE**

75. Roof structure and covering	.....	<u>M</u>
76. Wall structure and covering	.....	<u>B,C</u>
77. Slab condition	.....	<u>B</u>
78. Garage doors	.....	<u>M</u>
79. Garage opener- (see important notice #6)	.....	<u>Y</u>
80. Electrical wiring, outlets and fixtures	.....	<u>B</u>
81. ADDITIONAL COMMENTS (62 through 80)	.....	_____

**FIREPLACE/WOODSTOVES # of**

82. Dampers installed in fireplaces	.....	_____
83. Installation	.....	_____
84. Condition	.....	_____

**SUPPLEMENTAL INFORMATION** No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>NV</u>	_____	_____
86. Foundation Insulation	<u>NV</u>	_____	_____
87. Kneewall Insulation	<u>NV</u>	_____	_____
88. Rim Joist Insulation	<u>NV</u>	_____	_____

89. ADDITIONAL COMMENTS (81 through 88) \_\_\_\_\_

I hereby certify that the above report is made in compliance with the Maplewood City Code, and that I have utilized the care and diligence, reasonable and ordinary, for meeting the certification standards prescribed by the Truth-in-Sale of Housing Ordinance Article XII of Chapter 9. I have found no instance of non-compliance with the items listed above as of the date of this report, except those designated herein.

*M J Moser*

Evaluator Signature

651-455-5888

Phone Number

07/13/2009

Date

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Rev 1/1/2002

Printed Name: M J Moser

**IMPORTANT NOTICES**

- Rainleaders connected to the sanitary sewer system must be disconnected.
- Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call the Environmental Health Officer, (651) 249-2300.
- The City of Maplewood or the Evaluator are not responsible for the determination of the presence of airborne particles such as asbestos, noxious gases, such as radon or other conditions of the air quality that may be present, nor the conditions which may cause the above.
- Automatic garage door openers should reverse upon striking an object. If it does not reverse, it poses a serious hazard and should be repaired or replaced immediately.