



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 556 6TH AVE S		Unit No.	No. of Units	1
Owner Name MARTY BECHTEL		Nbr. of Bedrooms	Nbr. of Baths	2
Owner Address 556 6TH AVE S, 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

Areas concealed -finished off,can't view to evaluate. Stored items / furnishings prevent evaluation. Items are only evaluated as to what is readily visible.

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| 1. Stairs - railings, landings, steps | B | 1 B Headroom clearance less than 6'8". |
| 2. Floor | M | |
| 3. Foundation walls | C | 3 C Stains evident. |
| 4. Columns and beams | M | |
| 5. First floor structural systems | M | |
| 6. Floor drain and its cleanout | M | |
| 7. Water supply piping | M | |
| 8. Plumbing fixtures | B | 8 B unvented sink in bsmt bathroom, |
| 9. Drain, waste, and vent piping | B | 9 B connectors on waste pipe must be steel banded type-(not hose clamp only type) |
| 10. Heating system installation and operation | C | 10 C Not operating,non heating season not evaluated. |
| 11. Water heater installation and operation | M | |
| 12. Venting system of heating plant & water heater | M | |
| 13. Gas lines and valves | B | 13 B Metallic dryer vent less than 14ft including 2 elbows is required. |
| 14. Electrical service installation | M | |
| 15. Electrical service size: <u>100</u> AMPS | M | |
| 16. All circuits indexed at panel | M | |

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17.	Electrical outlets/wiring/fixtures	M	
18.	Sleeping room(s)	NA	
INTERIOR: Rooms - 1st Floor			
19.1	Plumbing fixtures	M	
20.1	Gas lines and valves	NA	
21.1	Electrical outlets/fixtures/wiring	M	
22.1	Auxiliary heaters - installation & wiring	NA	
23.1	Wood burning appliances	NA	
24.1	Fireplaces	C	24 C Soot prevents full evaluation-have inspected before use by fireplace company.
25.1	Floors & rooms - construction/dimensions	M	
26.1	Light & ventilation windows	M	
27.1	Sleeping rooms	M	
28.1	Smoke detectors & CO detectors	M	
29.1	Walls & ceiling components	M	
30.1	Stairs & railings (upper floors)	NA	
INTERIOR: Rooms - 2nd Floor			
19.2	Plumbing fixtures	NA	
20.2	Gas lines and valves	NA	
21.2	Electrical outlets/fixtures/wiring	NA	
22.2	Auxiliary heaters - installation & wiring	NA	
23.2	Wood burning appliances	NA	
24.2	Fireplaces	NA	
25.2	Floors & rooms - construction/dimensions	NA	
26.2	Light & ventilation windows	NA	
27.2	Sleeping rooms	NA	
28.2	Smoke detectors & CO detectors	NA	
29.2	Walls & ceiling components	NA	
30.2	Stairs & railings (upper floors)	NA	
INTERIOR: Attic Space			
31.	Rafters, sheathing, ventilation	C	31 C Limited view due to stored items.
32.	Evidence of staining or seepage	C	32 C Stains in attic
33.	Electrical outlets/fixtures/wiring	M	
EXTERIOR			
34.	Electrical outlets/fixtures/overhead service	M	
35.	Stairs, decks, balconies, porches, railings	M	
36.	Walls - siding, trim, etc.	M	
37.	Windows (frames/screens/glass)	M	
38.	Doors	M	
39.	Roof covering & flashing	M	
40.	Chimneys & vents	M	
41.	Drainage	M	
42.	Plumbing - backflow prevention	M	
GARAGE			
43.	Roof structure & covering	M	
44.	Wall structure & covering	B	44 B Slab damaged.
45.	Overhead garage door - opener	M	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
46.	Electrical outlets/fixtures/wiring	M	
47.	Gas lines & valves	NA	
48.	Fire separation	NA	
49.	Heaters	NA	
MISCELLANEOUS			
50.	Miscellaneous, abandoned fuel tanks	M	
51.	Sanitation	M	
CERTIFICATION BY CONTRACTOR:			
52.	Certification of heating system required?	No	
53.	Certification of water heater required?	No	
54.	Certification of plumbing system required?	No	
55.	Certification of electrical system required?	No	

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- 56. Certification of structural systemr required? No
- 57. List other certifications required: No

	YES	X	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 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: 08/24/2009

	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: _____
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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. _____