



city of

Report Number: 1001401

**bloomington, minnesota**  
**Community Development Department**  
**Building and Inspection Division**

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# *Certificate of Approval*

**10721 CHOWEN CIR**

Zoning District: R-1  
Additional Zoning:  
Flood Zone: X  
Comprehensive Plan: LDR  
Map Panel Number: 2752300062E

HAZELTON REAN  
HAZELTON KAREN  
10721 CHOWEN CIR  
BLMGTN MN 55431

This is to certify that the above referenced property has been inspected pursuant to City Code requirements and that any immediate hazards identified in the Time-of-Sale Evaluation Report have been corrected.

Time-of-Sale Housing Inspections are required by the City in an effort to maintain Bloomington's quality of housing and to improve the overall housing stock in the city. The housing inspection Evaluation Report and this certificate are not guarantees or warranties to any individual buyer, seller, or renter regarding the condition of the individual dwelling; nor is the inspection, Evaluation Report or this certificate intended for the special benefit of any individual.

The City does not assume any responsibility or liability in connection with the inspection addressed herein or in connection with the issuance of this Certificate of Approval.

Issued By: **Duke Johnson**

Date: 03/01/2010

**A duplicate of this certification shall be made available  
to the buyer of the property listed above.**

Any questions about the Time-of-Sale Housing Evaluation Program, the Evaluation Report, or this Certificate may be directed to the City of Bloomington Review Evaluator at 1800 West Old Shakopee Road, Bloomington MN 55431-3027,  
Phone: (952) 563-8930 TDD: (952) 563-8740, FAX (952) 563-8949

**NOTICE - READ ENTIRE REPORT CAREFULLY**

Address of Evaluated Dwelling <b>10721 Chowen circle</b>	Unit No.	No. of Units <b>1</b>
Owner Name <b>Rean Hazelton</b>		
Owner Address <b>10721 Chowen circle, BLOOMINGTON, MN 55431</b>		

- 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                          | <u>M</u>  |
| 2. Floor   | <u>M</u>  |
| 3. Foundation walls  | <u>M</u>  |
| 4. Columns and beams   | <u>M</u>  |
| 5. First floor structural systems                              | <u>M</u>  |
| 6. Floor drain and its cleanout                                | <u>M</u>  |
| 7. Water supply piping   | <u>M</u>  |
| 8. Plumbing fixtures   | <u>M</u>  |
| 9. Drain, waste and vent piping                                | <u>M</u>  |
| 10. Heating system installation and operation                  | <u>M</u>  |
| 11. Water heater installation and operation                    | <u>B</u>  |
| 12. Venting system of the heating plant and water heater       | <u>M</u>  |
| 13. Gas lines and valves                                       | <u>M</u>  |
| 14. Fireplaces   | <u>NA</u> |
| 15. Electrical service. Service size at panel: <u>100</u> AMPS | <u>M</u>  |
| 16. Electrical outlets/fixtures/wiring                         | <u>B</u>  |
| 17. Smoke detectors  | <u>M</u>  |
| 18. Sleeping room(s)   | <u>M</u>  |

- |                                   |
|-----------------------------------|
| 1. 11 B Reduced Discharge Tube    |
| 2. 16 B Unsupported Romex wiring. |
| 3.                                |
| 4.                                |
| 5.                                |
| 6.                                |
| 7.                                |
| 8.                                |
| 9.                                |
| 10.                               |
| 11.                               |
| 12.                               |
| 13.                               |
| 14.                               |
| 15.                               |
| 16.                               |
| 17.                               |
| 18.                               |

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

INTERIOR, Rooms on Level:		1	2	Item Number /Comments and Remarks
19. Plumbing fixtures	<u>M</u>	<u>NA</u>	19.	
20. Gas lines and valves	<u>NA</u>	<u>NA</u>	20.	
21. Electrical outlets/fixtures/wiring	<u>M</u>	<u>NA</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>NA</u>	<u>NA</u>	24.	
25. Floors and rooms - construction and dimensions	<u>M</u>	<u>NA</u>	25.	
26. Light and ventilation windows	<u>M</u>	<u>NA</u>	26.	
27. Sleeping rooms	<u>M</u>	<u>NA</u>	27.	
28. Smoke detectors (presence, location, operation)	<u>M</u>	<u>NA</u>	28.	
29. Walls and ceiling components	<u>M</u>	<u>NA</u>	29.	
30. Stairs and railings (upper floors)	<u>M</u>	<u>NA</u>	30.	
<b>INTERIOR: Attic Space</b>				
31. Rafters, sheathing, ventilation	<u>M</u>		31.	
32. Evidence of staining or seepage	<u>M</u>		32.	
33. Electrical outlets/fixtures/wiring	<u>M</u>		33.	
<b>EXTERIOR</b>				
34. Electrical outlets/fixtures/overhead service	<u>M</u>		34.	39 C Could not view - snow covered.
35. Stairs, decks, balconies, porches, railings	<u>M</u>		35.	41 C Snow covered - could not properly view and evaluate.
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.	
40. Chimneys and vents	<u>M</u>		40.	
41. Drainage	<u>C</u>		41.	
42. Plumbing - Backflow prevention	<u>M</u>		42.	
<b>GARAGE</b>				
43. Roof structure and covering	<u>C</u>		43.	43 C Could not view exterior - snow covered.
44. Wall structure and covering	<u>M</u>		44.	
45. Overhead garage door	<u>M</u>		45.	
46. Electrical outlets/fixtures/wiring	<u>M</u>		46.	
47. Gas lines and valves	<u>NA</u>		47.	
48. Fire separation	<u>NA</u>		48.	
49. Heaters	<u>NA</u>		49.	
<b>MISCELLANEOUS</b>				
50. Miscellaneous, including abandoned fuel tanks	<u>M</u>		50.	
51. Sanitation	<u>M</u>		51.	
<b>CERTIFICATION BY LICENSED CONTRACTOR</b>				
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 Approval 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  Don Doty Phone No. 952-544 8141 Issue Date: 02/23/2010