#### 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)

## 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:

Owner's Name: Owner's Address:

Listing Agent and Agency: WITH REALTY

Type of Dwelling: SINGLE FAMILY

\*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.

"M" = Meets minimum standards - the item conforms to minimum standards of maintenance

"B" = Below minimum standards – the item is below minimum standards

RATING KEY: "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

#### 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.
- 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 regarding this report should be directed to the evaluator, seller or seller's agent.

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

EVALUATOR: **DOUG HASTINGS** PHONE: DATE: Rev 1/1/2002

CITIES' INSPECTION SERVICE, INC

	See Page 1 for Rating Key		<u>ltem #</u>	Comments
	BASEMENT/CELLAR			
1.	Stairs and Handrails	M		
2.	Basement/cellar floor	M		
3.	Foundation	M		
4.	Evidence of dampness or staining	 N		
5.	First floor, floor system			
6.	Beams and columns	M		
	ELECTRICAL SERVICE(S) # of Services	1		
7.	Service size:			
	Amps: 60			
	Volts: 110/220			
8.	Electrical service installation/grounding	M		
9.	Electrical wiring, outlets and fixtures	M		
	PLUMBING SYSTEM			
10.	Floor drain(s)	M		
11.	Waste and vent piping (all floors)	M		
12.	Water piping (all floors)	M		
13.	Gas piping (all floors)	M		
14.	Water heater(s) installation	M		
15.	Water heater(s) venting	M		
16.	Plumbing fixtures (basement)	M		
	HEATING SYSTEM(S) # of	1		
17.	Heating plant(s): Fuel: GAS Type: AIR			
a.	Installation and visible condition	M		
b.	Viewed in operation			
	Combustion venting	M		
	The Evaluator is not required to ignite			
	the heating plant(s), except during heating seas	on,		
	between October 15 and April 15.			
18.	Heating plant(s): Fuel: NONE Type: NON			
a.	Installation and visible condition	N		
b.	Viewed in operation	N		
C.	Combustion venting			
19.	ADDITIONAL COMMENTS (1 through 18)	N 		

EVALUATOR: **DOUG HASTINGS** DATE: Rev 1/1/2002 CITIES' INSPECTION SERVICE, INC

Page 2 of 4

**EVALUATOR:** 

## See Page 1 for Rating Key

### <u>Item #</u> <u>Comments</u>

	KITCHEN			
20.	Walls and ceiling	$_{N}$		
21.	Floor condition and ceiling height	$_{N}$		
22.	Evidence of dampness or staining			
23.	Electrical outlets and fixtures	$_{N}$		
24.	Plumbing fixtures	N		
25.	Water flow	_ V		
26.	Window size/openable area/exhaust	N		
27.	Condition of doors/windows/exhaust	N		
	LIVING AND DINING ROOM(S)			
28.	Walls and ceiling	M		
29.	Floor condition and ceiling height	_!v     N		
30.	Evidence of dampness or staining	-iv N		
30. 31.	Electrical outlets and fixtures	_IN M		
32.	Window size and openable area	_[/		
33.	Window and door condition	_N		
	HALLWAYS, STAIRS, AND ENTRIES			
34.	Walls, ceilings and floors	_N		
35.	Evidence of dampness or staining	_N		
36.	Stairs and handrails to upper floors	_N		
37.	Electrical outlets and fixtures	$_{N}$		
38.	Window and door condition	$_{N}$		
39.	Smoke detector(s)	$_{N}$		
	Properly located	_N		
	Hard-wired	_N		
	BATHROOM(S)			
40.	Walls and ceiling	N		
41.	Floor condition and ceiling height	N		
42.	Evidence of dampness or staining	N		
43.	Electrical outlets and fixtures	_ V		
44.	Plumbing fixtures	N		
45.	Water flow	V		
46.	Window size/openable area or			
	mechanical exhaust	M		
47.	Condition of windows/doors/mechanical	_''		
ч.	exhaust	M		
	SLEEPING ROOM(S)	_''		
48.	Walls and ceiling	M		
49.	Floor condition, area, and ceiling height	_!v     N		
<del>4</del> 3.	Evidence of dampness or staining	-iv N		
51.	Electrical outlets and fixtures	_IN M		
-	Window size and openable area	_		
52.	Window size and openable area	_N		
53.	Window and door condition	_IV		
	ENCLOSED PORCHES AND OTHER ROOMS			
	(Evaluator shall identify each additional room			
	separately and comment when necessary.)			
54.	Walls and floor condition	_N		
55.	Evidence of dampness or staining	_N		
56.	Electrical outlets and fixtures	_N		
57.	Window and door condition	_N		
	ATTIC SPACE (Visible Areas)			
58.	Roof boards and rafters	$_{N}$		
59.	Evidence of dampness or staining	_N		
60.	Electrical wiring/outlets/fixtures	$_{N}$		
61.	Ventilation	_N		
62.	ADDITIONAL COMMENTS (20 through 61)	_N		

	See Page 1 for Rating Key		Item #	Comments	
	EXTERIOR (Visible Areas)				
63.		М			
64.	FoundationBasement/cellar windows	M			
65.	Drainage (grade)	M			
66.		M			
67.		M			
68.	Windows (frames/storms/screens)	M			
69.	Open porches, stairways and decks	М			
70.	Cornice and trimRoof structure and covering	M			
71.	Roof structure and covering	M			
72.	Gutters and downspouts	M			
73.	Chimneys	M			
74.	ChimneysOutlets, fixtures and service entrance	M			
	GARAGE				
75.	Roof structure and covering	M			
76.	Wall structure and covering	M			
77.	Slab condition	M			
78.	Garage doors	M			
	Garage opener - (see important notice #6)				
	Electrical wiring, outlets and fixtures				
81.	ADDITIONAL COMMENTS (62 through 80)_	N			
	FIREPLACE/WOODSTOVES # of	0			
82.	Dampers installed in fireplaces	 N			
83.					
	Condition_				
	CURRI EMENTAL INFORMATION				
	SUPPLEMENTAL INFORMATION				
	INSULATION				
85.	Attic Insulation	N			
86.	Foundation Insulation	 N			
87.		N			
88.		N			
89.	ADDITIONAL COMMENTS (81 through 88)	N			
and Ordi	eby certify that the above report is made in odiligence, reasonable and ordinary, for meet nance, Article XII of Chapter 9. I have found report, except those designated herein.	ing the certif	ication stan	dards prescribed by th	ne Truth - In - Sale of Housin
E\/^	LUATOR: Doug Hastings A		Phone Nu	mher (952) 892-0490	Date:

Doug Hastings with Cities' Inspection Service, Inc.

Rev 1/1/2002 Page 4 of 4

#### **IMPORTANT NOTICES**

- Rainleaders connected to the sanitary sewer system must be disconnected. 1.
- 2. 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.
- 3. 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 air quality that may be present, nor the conditions which may cause the above.
- 4. 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. EVALUATOR <u>HAS NOT</u> TESTED OPENER FOR PROPER OPERATION.