

Property Address:

See Page 1 for Rating Key

Item # 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 _____ M
- 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 _____ 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. Heating plant(s): Fuel: NONE Type: NONE N
 - a. Installation and visible condition _____ N
 - b. Viewed in operation _____ N
 - c. Combustion venting _____ N

- 19. **ADDITIONAL COMMENTS (1 through 18)** _____ N

EVALUATOR:

DOUG HASTINGS
CITIES' INSPECTION SERVICE, INC

DATE:

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Item # Comments

KITCHEN

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

LIVING AND DINING ROOM(S)

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

HALLWAYS, STAIRS, AND ENTRIES

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

BATHROOM(S)

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

SLEEPING ROOM(S)

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

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 _____ M
- 59. Evidence of dampness or staining _____ N
- 60. Electrical wiring/outlets/fixtures _____ M
- 61. Ventilation _____ N

- 62. **ADDITIONAL COMMENTS (20 through 61)** _____ N

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EXTERIOR (Visible Areas)

- 63. Foundation _____ M
- 64. Basement/cellar windows _____ M
- 65. Drainage (grade) _____ M
- 66. Exterior walls _____ M
- 67. Doors (frames/storms/screens) _____ M
- 68. Windows (frames/storms/screens) _____ M
- 69. Open porches, stairways and decks _____ M
- 70. Cornice and trim _____ M
- 71. Roof structure and covering _____ M
- 72. Gutters and downspouts _____ M
- 73. Chimneys _____ M
- 74. Outlets, 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
- 79. Garage opener - (see important notice #6) _____ N
- 80. Electrical wiring, outlets and fixtures _____ M
- 81. **ADDITIONAL COMMENTS (62 through 80)** _____ N

FIREPLACE/WOODSTOVES # of _____ 0

- 82. Dampers installed in fireplaces _____ N
- 83. Installation _____ NV
- 84. Condition _____ NV

SUPPLEMENTAL INFORMATION

INSULATION

- 85. Attic Insulation _____ N
- 86. Foundation Insulation _____ N
- 87. Kneewall Insulation _____ N
- 88. Rim Joist Insulation _____ N
- 89. **ADDITIONAL COMMENTS (81 through 88)** _____ N

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.

EVALUATOR: Doug Hastings  Phone Number (952) 892-0490 Date:

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Doug Hastings with Cities' Inspection Service, Inc.

IMPORTANT NOTICES

1. Rainleaders connected to the sanitary sewer system must be disconnected.
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 HAS NOT TESTED OPENER FOR PROPER OPERATION.**