



Truth-in-Sale of Housing Report

This is a visual disclosure report based on the current City of Saint Paul Truth-in-Sale of Housing Evaluator Guidelines and is valid for one year from the date of issuance and for the owner named.

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806

Phone: 651-266-8989
Fax: 651-266-1919
Web: www.stpaul.gov/dsi

Property Address: 239 ROBIE ST E
Date of Evaluation: Feb 20, 2025
Date of Expiration: Feb 20, 2026

This report is intended to provide basic information to the home buyer and seller prior to the time of sale.

This report WILL NOT be used to enforce the requirements of the Legislative Code; however, it will be used to determine if there is compliance with the requirements for sale within the City of Saint Paul, MN.



MAJOR NOTIFICATIONS AND WARNINGS

For questions on these items, call the City's Information and Complaint Line at 651-266-8989

- Residential Type: Single Family Dwelling
- Smoke Detectors:
 - Smoke Detector Present: Y
 - Smoke Detector Properly Located: Y
 - Smoke Detector Hard Wired (required in Single Family Homes): Y
 - Smoke Detector Comments:
- Open Permits:
 - This property has No Open Permits.

BELOW MINIMUM

Basement/Cellar

- Basement/Cellar Floor
- Stairs and Handrails

Bathroom(s)

- Plumbing fixtures

Exterior Space

- Drainage (grade)

Garage(s)/Accessory Structure(s)

- Electrical wiring, outlets and fixtures
- Garage door(s)
- Slab condition

Hallways, Stairs and Entries

- Stairs and handrails to upper floors

Heating System(s)

- Combustion venting
- Installation and visible condition

Sleeping Room(s)

- Floor condition, area and ceiling height

Report Rating Key (Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related)			
H: Hazardous Condition	B: Below Minimum	C: See Comments	M: Meets Minimum
Y: Yes	N: No	NV: Not Visible	NA: Not Applicable

CITY OF SAINT PAUL TRUTH-IN-SALE OF HOUSING REPORT

Address: 239 ROBIE ST E

File Number: File#: 25-012760

Date of Evaluation: Feb 20, 2025

Owner: Tony Romaine Gunderson/Bailey Myers

Zoning District: H1

Client Name: Bailey Myers & Victoria Hurley

Present Occupancy:

Client Contact: myersfloydbailey@gmail.com

Number of Units Evaluated: Single Family Dwelling

Evaluator Name: Adam Anderson LBS Home Insp

Evaluator Contact: Prim: 612-221-3450
adam@leafmn.com

Basement/Cellar

- | | | |
|-------------------------------------|---|---|
| 1. Stairs and Handrails | B | 1. B - Headroom less than 6 feet 8 inches.B - Tread depth less than 9" |
| 2. Basement/Cellar Floor | B | 2. B - Cracks in slab |
| 3. Foundation | M | 3. C - Patched in areasC - foundation walls painted |
| 4. Evidence of Dampness or Staining | Y | 4. C - Efflorescence on walls |
| 5. First Floor, Floor System | M | |
| 6. Beams and Columns | M | 6. C - Checking in beam and columns C - Added adjustable columns in areas |

Electrical Services

- | | |
|-----------------------------------|---------|
| 7a. Number of Electrical Services | 1 |
| 7b. Amps | 100 |
| 7c. Volts | 120-240 |

Basement Only

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

Plumbing System

- | | | |
|--|---|--|
| 10. Floor drain(s) (basement) | M | |
| 11. Waste and vent piping (all floors) | M | |
| 12. Water piping (all floors) | M | |
| 13. Gas piping (all floors) | M | 13. C - Gas valve not visible behind stove |
| 14. Water heater(s), installation | M | |
| 15. Water heater(s), venting | M | |
| 16. Plumbing fixtures (basement) | M | |

Heating System(s)

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

- | | |
|--------------------------------|------------|
| 17a. Number of Heating Systems | 1 |
| 17b. Type | Forced Air |

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17c. Fuel	Gas	
18. Installation and visible condition	B	18. B - Rust in upper furnace cabinet B - Thermostat is loose on wall
19. Viewed in operation (required in heating season)	Y	
20. Combustion venting	B	20. B - Abandoned vent openings in chimney
21a. Additional heating unit(s): Type	NA	
21b. Additional heating unit(s): Fuel	NA	
21c. Installation and visible condition	NA	
21d. Viewed in operation	NA	
21e. Combustion venting	NA	
Kitchen		
22. Walls and ceiling	M	
23. Floor condition and ceiling height	M	
24. Evidence of dampness or staining	N	
25. Electrical outlets and fixtures	M	
26. Plumbing fixtures	M	
27. Water flow	M	
28. Window size/openable area/mechanical exhaust	M	
29. Condition of doors/windows/mechanical exhaust	M	
Living and Dining Room(s)		
30. Walls and ceiling	M	
31. Floor condition and ceiling height	M	
32. Evidence of dampness or staining	N	
33. Electrical outlets and fixtures	M	
34. Window size and openable area	M	
35. Window and door condition	M	
Hallways, Stairs and Entries		
36. Walls, ceilings, floors	M	
37. Evidence of dampness or staining	N	
38. Stairs and handrails to upper floors	B	38. B - Tread depth less than 9"
39. Electrical outlets and fixtures	M	
40. Window and door conditions	M	

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Smoke Detectors

- 41a. Present Y
- 41b. Properly Located Y
- 41c. Hard-Wire Y

Bathroom(s)

- 42. Walls and ceiling M
- 43. Floor condition and ceiling height M
- 44. Evidence of dampness or staining N
- 45. Electrical outlets and fixtures M
- 46. Plumbing fixtures B 46. B - Blockage at upper bathroom shower head; minimal pressure
- 47. Water flow M
- 48. Windows size/openable area/mechanical exhaust M
- 49. Condition of windows/doors/mechanical exhaust M

Sleeping Room(s)

- 50. Walls and ceilings M
- 51. Floor condition, area and ceiling height B 51. B - Upper bedroom ceiling height less than 7ft
B - Bulge in upper BR closet subfloor/carpet
- 52. Evidence of dampness or staining N
- 53. Electrical outlets and fixtures M
- 54. Window size and openable area M
- 55. Window and door condition M

Enclosed Porches and Other Rooms

- 56. Walls, ceiling and floor condition NA
- 57. Evidence of dampness or staining NA
- 58. Electrical outlets and fixtures NA
- 59. Window and door condition NA

Attic Space

- 60. Roof boards and rafters NV 60. C - No visible upper attic access or kneewall
- 61. Evidence of dampness or staining NV
- 62. Electrical wiring/outlets/fixtures NV
- 63. Ventilation NV

Exterior Space

- 64. Foundation M
- 65. Basement/cellar windows M

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66. Drainage (grade)	B	66. B - Damaged/settled sidewalks in areas C - Snow covered in areas; limited view
67. Exterior walls	M	
68. Doors (frames/storms/screens)	M	
69. Windows (frames/storms/screens)	M	
70. Open porches, stairways and deck(s)	M	70. C - Limited view of deck and porch floor structure from perimeter skirting
71. Cornice and trim(s)	M	
72. Roof structure and covering	M	72. C - Snow covered in areas; limited view C - limited view of roof from ground; portions not visible
73. Gutters and downspouts	M	
74. Chimney(s)	NV	74. C - Limited view from ground.
75. Outlets, fixtures and service entrance	M	
Garage(s)/Accessory Structure(s)		
76. Roof structure and covering	M	76. C - Frost/Snow covered in areas, not fully evaluated.
77. Wall structure and covering	M	
78. Slab condition	B	78. B - Cracked/damaged slab
79. Garage door(s)	B	79. B - dented garage door panels in areas
80. Garage opener(s)	Y	80. C - Opener not tested
81. Electrical wiring, outlets and fixtures	B	81. B - Missing cover plates in areas
Fireplace/Woodstove		
82. Number of Units	NA	
83. Dampers installed	NA	
84. Installation	NA	
85. Condition	NA	
Insulation		
86a. Attic Insulation: Present	NV	86a. C - No visible upper attic access
86b. Attic Insulation: Type	NV	
86c. Attic Insulation: Depth	NV	
87a. Foundation Insulation: Present	N	
87b. Foundation Insulation: Type	None	
87c. Foundation Insulation: Depth	None	
88a. Knee Wall Insulation: Present	NV	88a. C - No visible kneewall access
88b. Knee Wall Insulation: Type	NV	
88c. Knee Wall Insulation: Depth	NV	
89a. Rim Joist Insulation: Present	NV	

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89b. Rim Joist Insulation: Type NV

89c. Rim Joist Insulation: Depth NV

General

90. Carbon Monoxide Alarm M

90. C - Combo detectors and CO detectors are within 10ft of sleeping rooms

General Comments

LEGAL NOTICES:

Chapter 189 of the Saint Paul Legislative Code requires all single family, duplex, condo, townhouse and co-op homes for sale in the city to have a Truth-in-Sale of Housing disclosure report prepared and available to prospective buyers. A Truth-in-Sale of Housing disclosure report must be done for Contract-For-Deed sales.

A Truth-in-Sale of Housing (TISH) Disclosure Report in the City of Saint Paul is intended to provide basic information to the home buyer and seller prior to the time of sale. Failure to obtain a Truth-in-Sale of Housing disclosure report or failure to make that disclosure report available to prospective buyers, is a violation of law and is punishable as a misdemeanor carrying up to 90 days in jail and/or a \$1,000.00 fine.

A valid Truth-in-Sale of Housing disclosure report must be conspicuously displayed at the premises for all prospective buyers. TISH disclosure reports are also available online: <https://online.stpaul.gov/web/portal/public-search>

- This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used to determine if there is compliance with the requirements for a hard-wired smoke detectors.
- This TISH report is based on the current Truth-in-Sale of Housing Evaluator Guidelines and is based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
- This TISH is not warranted, by the City of Saint Paul nor by the evaluator for the condition of the building component, nor of the accuracy of this report.
- This TISH 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 operate the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
- This TISH report is valid for one year from the date of issue and only for the owner named on this report.
- If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
- 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.
- All single family residences in Saint Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, (651)228-6230. (Saint Paul Legislative Code, Chapter 58.)
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Utility, and (651)266-6234.
- A house built before 1950 may have lead paint on/in it. If children ingest lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651)292-6525.
- Neither the City of Saint Paul nor the Evaluator is 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.

Questions regarding this report should be directed to the evaluator. If you desire a reinspection and amended report, please contact your evaluator. They will perform a reinspection and file an amended report with the City of Saint Paul. The TISH evaluator may charge for this reinspection. Complaints regarding this report should be directed to Department of Safety and Inspections, Truth-in-Sale of Housing Program, Phone 651-266-8989.

Evaluator Statement:

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines, City of Saint Paul City Ordinance 189 and all other applicable policies and procedures of the Truth-in_Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance. The report covers only those problems listed and reasonably visible at the time of my evaluation and does not warrant future useful life of any house component or fixture. I have included all required information pages with this report.

Evaluator Name: Adam Anderson LBS Home Inspections

Phone: Prim: 612-221-3450

Evaluation Date: Feb 20, 2025