



**SAINT PAUL
MINNESOTA**

Department of Safety and Inspections (DSI)
la Xiong, (PE) MN, Director
375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 Fax: 651-266-9124
www.stpaul.gov/dsi

TRUTH-IN-SALE HOUSING REPORT

Property Address: 1060 GRAND AVE UNIT 300, SAINT PAUL, MN 55105 **Permit #:** DSITISH-057048-2026
Date of Evaluation: 9/2/2026
Date of Expiration: 9/2/2027
Residential Type: Condo/Townhome
Zoning District: Ward 2
Owner: JSP 1060 PROPERTIES LLC
Client Name and Contact: JSP 1060 PROPERTIES LLC
Evaluator Name and Contact: Antony (AJ) Wrobel (651) 276-2055

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 for the owner named on the report.

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 requirement for a hard-wired smoke detector.

All single-family residences in Saint Paul must have at least one smoke detector connected to the electrical system (hard wired). The detector/alarm must be located near sleeping rooms. For more information, call 651-266-8989 or see [Truth-in-Sale of Housing | Saint Paul Minnesota](#) Saint Paul Legislative Code Chapter 58.

A carbon monoxide alarm is required to be placed within 10 feet of sleeping rooms per MN State Statute Sec. 299F.51

Saint Paul Legislative Code Chapter 34 - Pre-existing structures, buildings, and modifications was updated in 2017 as follows: Alterations, repairs, additions, or modifications that required a permit at the time of construction must have been approved in accordance with the building code in effect at the time of construction or as altered/modified under an approved building permit. These items on the disclosure report are marked with a Comment as being allowed.

If there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

Smoke Detector

Smoke Detector Present Yes

Smoke Detector Properly Located Yes

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Smoke Detector Hard-Wired

Yes

Carbon Monoxide Alarm

Carbon Monoxide Alarm

Present

Basement/Cellar

Basement Stairs and Handrails

Not Applicable

Basement Headroom Allowed Under SPLC 34.04?

Not Applicable

Basement/Cellar Floor

Not Applicable

Foundation

Not Applicable

Evidence of Dampness or Staining

Not Applicable

First Floor, Floor System

Not Applicable

Beams and Columns

Not Applicable

Electrical Services

Amps

0

Volts

120 240

Electrical Service Installation/Grounding

Meets Minimum

Electrical Service Installation/Grounding Comments

C - Panel is a sub panel, main disconnect is located outside of this unit. Service size not determined.

Electrical Service Allowed Under SPLC 34.11?

Not Applicable

Electrical Wiring, Outlets, and Fixtures

Meets Minimum

Plumbing System

Floor Drain(s) (Basement)

Meets Minimum

Waste and Vent Piping (all floors)

Meets Minimum

Water Piping (all floors)

Meets Minimum

Gas Piping (all floors)

Meets Minimum

Water Heater(s), Installation

Meets Minimum

Water Heater(s), Installation Comments

C - Electric water heater

Plumbing Fixtures (Basement)

Meets Minimum

Plumbing Fixtures Comments

NA

Heating System(s)

Installation and Visible Condition	Meets Minimum
Heating Type	Forced Air
Fuel Type	Gas
Viewed in Operation	No
Combustion Venting	Meets Minimum

Kitchen

Kitchen Walls and Ceiling	Meets Minimum
Kitchen Floor Condition and Ceiling Height	Meets Minimum
Kitchen Ceiling Height Allowed Under 34.13?	Not Applicable
Kitchen Evidence of Dampness or Staining	No
Kitchen Electrical Outlets and Fixtures	Meets Minimum
Kitchen Plumbing Fixtures	Meets Minimum
Kitchen Water Flow	Meets Minimum
Kitchen Window Size/Openable Area/ Mech. exhaust	Meets Minimum
Kitchen Window Size/Openable Area Allowed 34.09?	Not Applicable
Kitchen Condition Doors/Windows/Mechanical Exhaust	Meets Minimum
Kitchen Door and Door Frame Allowed Under 34.09?	Not Applicable

Living and Dining room(s)

LR/DR Walls and Ceilings	Meets Minimum
LR/DR Floor Condition and Ceiling Height	Meets Minimum
LR/DR Ceiling Height Allowed Under 34.13?	Not Applicable
LR/DR Evidence of Dampness or Staining	No
LR/DR Electrical Outlets and Fixtures	Meets Minimum
LR/DR Window Size and Openable Area	Meets Minimum
LR/DR Window Size/Openable Area Allowed per 34.09	Not Applicable
LR/DR Window and Door Condition	Meets Minimum

LR/DR Door and Door Frame Allowed Under 34.09?	Not Applicable
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Hallways, Stairs, and Entries

Hallway Walls, Ceilings, Floors	Meets Minimum
Hallway Evidence of Dampness or Staining	No
Stairs and Handrails to Upper Floors	Not Applicable
Stairs Allowed Under 34.09?	Not Applicable
Ceiling Height Allowed Under 34.13?	Not Applicable
Headroom Allowed Under SPLC 34.04?	Not Applicable
Hallway Electrical Outlets and Fixtures	Meets Minimum
Hallway Window and Door Conditions	Meets Minimum
Hallway Door and Door Frame Allowed Under 34.09?	Not Applicable

Bathroom

Bath Walls and Ceiling	Meets Minimum
Bath Floor Condition and Ceiling Height	Meets Minimum
Bath Ceiling Height Allowed Under 34.13?	Not Applicable
Bath Evidence of Dampness or Staining	No
Bath Electrical Outlets and Fixtures	Meets Minimum
Bath Plumbing Fixtures	Meets Minimum
Bath Water Flow	Meets Minimum
Bath Windows Size/Openable Area/Mechanical Exhaust	Meets Minimum
Bath Window Size/Openable Area Allowed Under 34.09	Not Applicable
Bath Condition of Windows, Doors, Mech. Exhaust	Meets Minimum
Bath Door and Door Frame Allowed Under 34.09?	Not Applicable

Sleeping Rooms

Sleeping Rooms Walls and Ceilings	Meets Minimum
Sleeping Floor Condition and Ceiling Height	Meets Minimum
Sleeping Ceiling Height Allowed Under 34.13?	Not Applicable

Sleeping Evidence of Dampness or Staining	No
Sleeping Electrical Outlets and Fixtures	Meets Minimum
Sleeping Rooms Window Size and Openable Area	Meets Minimum
Sleeping Window Size/Openable Area Allowed 34.09?	Not Applicable
Sleeping Room Window and Door Condition	Meets Minimum
Sleeping Rooms Door/frame Allowed Under 34.09?	Not Applicable

Enclosed Porches and Other Rooms

Other Rooms Walls, Ceiling, and Floor Condition	Not Applicable
Other Rooms Evidence of Dampness or Staining	No
Other Rooms Electrical Outlets and Fixtures	Not Applicable
Other Rooms Window(s) and Door(s) Condition	Not Applicable
Other Rooms Door/Door Frame Allowed Under 34.09?	Not Applicable

Attic Space

Roof Boards and Rafters	Not Applicable
Attic Space Evidence of Dampness or Staining	Not Applicable
Attic Space Electrical Wire, Outlets, Fixtures	Not Applicable
Attic Ventilation	Not Applicable

Exterior

Exterior Foundation	Not Applicable
Exterior Basement/Cellar Windows	Not Applicable
Drainage (Grade)	Not Applicable
Exterior Walls	Not Applicable
Exterior Doors (Frames, Storms, Screens)	Meets Minimum
Exterior Windows (Frames, Storms, Screens)	Meets Minimum
Open Porches, Stairways, and Deck(s)	Meets Minimum
Exterior Stair Configuration Allowed Under 34.09?	Not Applicable
Cornice and Trim(s)	Not Applicable

Roof Structure and Covering	Not Applicable
Gutters and Downspouts	Not Applicable
Chimney(s)	Not Viewed
Outlets, Fixtures, and Service Entrance	Not Applicable

Garage(s)/Accessory Structure(s)

Garage/Accessory Roof Str & Covering	Not Applicable
Garage/Accessory Slab Condition	Not Applicable
Garage Door(s)	Not Applicable
Garage Opener(s)	Not Applicable
Garage/Accessory Structure Electrical Wiring	Not Applicable
Plumbing (uncapped gas line present)	No

Fireplace/Woodstove

Dampers Installed	Not Applicable
Fireplace Installation	Not Applicable
Fireplace Condition	Not Applicable

Insulation

Attic Insulation Comments	NA
Foundation Insulation Comments	NA
Knee Wall Insulation Comments	NA
Rim Joist Insulation Comments	NA

Comments & Evaluation Date

Date of Evaluation	Sep 2 2026 12:00AM
General Comments	C - This condo evaluation includes only those items located within the residential unit and does not include the common use areas, or other nonresidential areas of the structure. This is not a buyers inspection.

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 (TISH) disclosure report prepared and available to prospective buyers. A TISH disclosure report must be done for Contract for Deed sales.

A TISH disclosure report in the City of Saint Paul is intended to provide basic information to the home buyer and seller

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prior to the time of sale. Failure to obtain a TISH disclosure report or failure to make the 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 fine.

A valid TISH disclosure report must be conspicuously displayed at the premises for all prospective buyers. TISH disclosure reports are also available online at: <https://www.stpaul.gov/departments/safety-inspections/rent-buy-sell-property/selling-or-buying-properties/truth-sale-housing>

- This 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 report is NOT warranted by the City of Saint Paul nor by the evaluator for the condition of the building component nor the accuracy of this report.
- 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 operate the heating plant except during the heating season, use a ladder to observe the condition of the roof, disassemble items, or evaluate inaccessible areas.
- This report is valid for one year from the date of issuance and only for the owner named on the report.
- If the building is used for any purpose other than single-family dwelling, it may be illegally zoned. To help determine the 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.
- 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 at 651-266-6525.
- Rainleaders connected to the sanitary sewer system must be disconnected. For more information, call 651-266-8989.
- Neither the City of Saint Paul nor the evaluator are 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.
- Effective January 1, 2022, Chapter 194 of the Saint Paul Legislative Code requires the completion of a Smoking Policy Disclosure form in the sale of units within a "common interest community." Common Interest Communities (CICs) include condominiums, townhomes, retirement communities and other individually owned units that share facilities and common areas. Sellers are required to inform prospective buyers of the CIC's smoking policy. See [Truth-in-Sale of Housing | Saint Paul Minnesota](#)

Questions regarding this report should be directed to the evaluator. If you desire a reinspection, please contact the evaluator. The evaluator may charge for this reinspection. Complaints regarding this report should be directed to the Department of Safety and Inspections, Truth-in-Sale of Housing Program at 651-266-8989 or truthinhousing@ci.stpaul.mn.us.

EVALUATOR STATEMENT:

I hereby certify I prepared this report in compliance with the Saint Paul Evaluator Guidelines, Saint Paul Legislative Code Chapter 189, and all other applicable policies and procedures of the Truth-in-Sale of Housing Board. I have utilized reasonable care and diligence, and I have noted any 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 components or fixtures. I have included all required information pages with the report.

X *Antony J. Wrobel*

Evaluator Name: Antony (AJ) Wrobel
Primary Phone #: (651) 276-2055
Email: ajwrobelhomeinspections@yahoo.com
Evaluation Date: 9/2/2026