

NOTICE - READ ENTIRE REPORT CAREFULLY

Address of Evaluated Dwelling:	Unit No.	No. of Units
Owner Name/Address:		

- 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 10 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 563-8930 (TDD: 563-8740).*

EVALUATION CODES:

If an item is non-existent, the word "**None**" shall be indicated in the comment area. Items marked with "**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 the 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

<u>INTERIOR: Basement</u>	<u>Item Number/Comments and Remarks</u>
1. Stairs - railings, landings, steps_____	M
2. Floor_____	M
3. Foundation walls_____	M
4. Columns and beams_____	M
5. First floor structural systems_____	M
6. Floor drain and its cleanout_____	M
7. Water supply piping_____	M
8. Plumbing fixtures_____	M
9. Drain, waste and vent piping_____	M
10. Heating system installation and operation_____	M
11. Water heater installation and operation_____	M
12. Venting system of heating plant & water heater_____	M
13. Gas lines and valves_____	M
14. Fireplaces_____	M
15. Electrical service. Size at panel: 60 AMPS_____	M
16. Electrical outlets/fixtures/wiring_____	M
17. Smoke detectors_____	M
18. Sleeping room(s) - egress_____	M

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

Address of Evaluated Dwelling:

<u>INTERIOR: Rooms on Level:</u>	<u>1</u>	<u>2</u>
19. Plumbing fixtures_____	M	None
20. Gas lines and valves_____	M	None
21. Electrical outlets/fixtures/wiring_____	M	None
22. Auxiliary heaters - installation/wiring_____	M	None
23. Wood burning appliances_____	M	None
24. Fireplaces_____	M	None
25. Floor & room - construction/dimension____	M	None
26. Light and ventilation windows_____	M	None
27. Sleeping rooms_____	M	None
28. Smoke detectors (location/operation)____	M	None
29. Walls and ceiling components_____	M	None
30. Stairs and railings (upper floors)_____	M	None

Item Number/Comments and Remarks

INTERIOR: Attic Space

31. Rafters, sheathing, ventilation_____	M
32. Evidence of staining or seepage_____	M
33. Electrical outlets/fixtures/wiring_____	M

EXTERIOR

34. Electrical outlets/fixtures/overhead service_____	M
35. Stairs, decks, balconies, porches, railings_____	M
36. Walls - Siding, trim, etc._____	M
37. Windows (Frames/Screens/Glass)_____	M
38. Doors_____	M
39. Roof covering and flashing_____	M
40. Chimneys and vents_____	M
41. Drainage_____	M
42. Plumbing - Backflow prevention_____	M

GARAGE

43. Roof structure and covering_____	M
44. Wall structure and covering_____	M
45. Overhead garage door_____	M
46. Electrical outlets/fixtures/wiring_____	M
47. Gas lines and valves_____	M
48. Fire separation_____	M
49. Heaters_____	M

MISCELLANEOUS

50. Miscellaneous, including abandoned fuel tanks____	M
51. Sanitation_____	M

CERTIFICATION BY LICENSED CONTRACTOR

52. Certification of the Heating System required?_____	No
53. Certification of the Water Heater required?_____	No
54. Certification of the Plumbing System required?____	No
55. Certification of the Electrical System required?____	No
56. Certification of the Structural System required?____	No
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".

YES

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. Cities' Inspection Service, Inc

EVALUATOR: **Doug Hastings** *Doug Hastings*  Phone No. (952) 892-0490

Date:

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