



city of

Report Number: 0902371

bloomington, minnesota**Community Development Department****Building and Inspection Division**

Certificate of Approval

8340 S OAKLAND AVE

Zoning District: R-1
Additional Zoning:
Flood Zone: X
Comprehensive Plan: LDR
Map Panel Number: 2752300(57E)

HEWITT MARGARET A
8340 OAKLAND AVE S
BLMGTN MN
55420

This is to certify that the above referenced property has been inspected pursuant to City Code requirements and that any immediate hazards identified in the Time-of-Sale Evaluation Report have been corrected.

Time-of-Sale Housing Inspections are required by the City in an effort to maintain Bloomington's quality of housing and to improve the overall housing stock in the city. The housing inspection Evaluation Report and this certificate are not guarantees or warranties to any individual buyer, seller, or renter regarding the condition of the individual dwelling; nor is the inspection, Evaluation Report or this certificate intended for the special benefit of any individual.

The City does not assume any responsibility or liability in connection with the inspection addressed herein or in connection with the issuance of this Certificate of Approval.

Issued By: **Duke Johnson**

Date: 04/30/2009

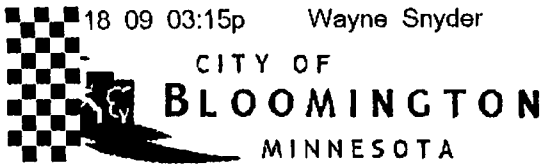
**A duplicate of this certification shall be made available
to the buyer of the property listed above.**

Any questions about the Time-of-Sale Housing Evaluation Program, the Evaluation Report, or this Certificate may be directed to the City of Bloomington Review Evaluator at 1800 West Old Shakopee Road, Bloomington MN 55431-3027,

Phone: (952) 563-8930

TDD: (952) 563-8740,

FAX (952) 563-8949



Time-Of-Sale Housing Evaluation Report

Notice - Read entire report carefully

Address of evaluated dwelling 8340 Oakland Ave S	Unit no.	No. of units 1
Owner name Margaret Hewitt C/O Wayne Snyder		
Owner address 8340 Oakland Ave S, BLOOMINGTON, MN 55420		

- 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 7 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 952-563-8930 (TTY: 952-563-8740).*

Evaluation codes:

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

Interior: basement	Item number/comments and remarks
1. Stairs - railings, landings, steps	1. <u>B</u> 1 B Handrail less than 34" high. Headroom
2. Floor	2. <u>C</u> 2 clearance at bottom of stairs less
3. Foundation walls	3. <u>C</u> 3 than 6'8".
4. Columns and beams	4. <u>M</u> 4 2 C Basement floors are mostly covered,
5. First floor structural systems	5. <u>C</u> 5 finished flooring is in place.
6. Floor drain and its cleanout	6. <u>M</u> 6 3 C Foundation walls partly finished,
7. Water supply piping	7. <u>M</u> 7 Minor cracks in exposed areas of
8. Plumbing fixtures	8. <u>B</u> 8 block walls.
9. Drain, waste and vent piping	9. <u>M</u> 9 5 C Ceilings finished in most areas, can't
10. Heating system installation and operation	10. <u>M</u> 10 fully evaluate structural systems. M-
11. Water heater installation and operation	11. <u>M</u> 11 laundry/furnace room
12. Venting system of the heating plant and water heater	12. <u>M</u> 12 8 B Laundry tub unsecured.
13. Gas lines and valves	13. <u>M</u> 13 15 H Broken breaker in electrical panel
14. Fireplaces	14. <u>None</u> 14 box.
15. Electrical service. Service size at panel: <u>100</u> AMPS	15. <u>H</u> 15
16. Electrical outlets/fixtures/wiring	16. <u>M</u> 16
17. Smoke detectors	17. <u>M</u> 17
18. Sleeping room(s)	18. <u>None</u> 18

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

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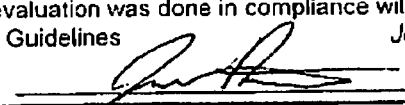
Interior: Rooms on level		1	2	Item number/comments and remarks
19. Plumbing fixtures	<u>H C</u>	<u>NA</u>	<u>(19)</u>	19 B Handheld shower has no backflow prevention device. (1st)
20. Gas lines and valves	<u>NA</u>	<u>NA</u>	20.	
21. Electrical outlets/fixtures/wiring	<u>M</u>	<u>NA</u>	21.	19 C Drain plug for bathtub is missing.
22. Auxiliary heaters - installation and wiring	<u>None</u>	<u>NA</u>	22.	27 B Egress window openings do not meet current Building Code requirements in all bedrooms, Min width 20", min height 24" required by Bldg. Code. Egressable window sill height greater than 44" above floor. (1st)
23. Wood burning appliances	<u>None</u>	<u>NA</u>	23.	
24. Fireplaces	<u>None</u>	<u>NA</u>	24.	
25. Floors and rooms - construction and dimensions	<u>M</u>	<u>NA</u>	25.	
26. Light and ventilation windows	<u>M</u>	<u>NA</u>	26.	
27. Sleeping rooms	<u>B</u>	<u>NA</u>	27.	
28. Smoke detectors (presence, location, operation)	<u>M</u>	<u>NA</u>	28.	
29. Walls and ceiling components	<u>M</u>	<u>NA</u>	29.	
30. Stairs and railings (upper floors)	<u>NA</u>	<u>NA</u>	30.	
Interior: Attic space				
31. Rafters, sheathing, ventilation	<u>C</u>		31.	31 C Closet full, could not get to attic access to evaluate #s 31,32,33.
32. Evidence of staining or seepage	<u>NA</u>		32.	
33. Electrical outlets/fixtures/wiring	<u>NA</u>		33.	
Exterior				
34. Electrical outlets/fixtures/overhead service	<u>M</u>		34.	42 B No backflow anti-siphon device on outside hose connections.
35. Stairs, decks, balconies, porches, railings	<u>NA</u>		35.	
36. Walls - siding, trim, etc.	<u>M</u>		36.	
37. Windows (frames/screens/glass)	<u>M</u>		37.	
38. Doors	<u>M</u>		38.	
39. Roof covering and flashing	<u>M</u>		39.	
40. Chimneys and vents	<u>M</u>		40.	
41. Drainage	<u>M</u>		41.	
42. Plumbing - backflow prevention	<u>H</u>		<u>(42)</u>	
Garage				
43. Roof structure and covering	<u>M</u>		43.	
44. Wall structure and covering	<u>M</u>		44.	
45. Overhead garage door	<u>M</u>		45.	
46. Electrical outlets/fixtures/wiring	<u>M</u>		46.	
47. Gas lines and valves	<u>NA</u>		47.	
48. Fire separation	<u>M</u>		48.	
49. Heaters	<u>None</u>		49.	
Miscellaneous				
50. Miscellaneous, including abandoned fuel tanks	<u>None</u>		50.	
51. Sanitation	<u>M</u>		51.	
Certification by licensed contractor				
52. Certification of the heating system required?	Y/N	<u>N</u>	52.	
53. Certification of the water heater required?	Y/N	<u>N</u>	53.	
54. Certification of the plumbing system required?	Y/N	<u>N</u>	54.	
55. Certification of the electrical system required?	Y/N	<u>N</u>	55.	
56. Certification of the structural system required?	Y/N	<u>N</u>	56.	
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".

Circle one. YES NO

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 Jon Aaron

Evaluator's signature



Phone no. 952-563-4522 Issue date: 04/23/2009