



Time of Sale Permit Number: PRTOS201709046

Certificate of Compliance

Property Owner(s):

BRAUN DONNA M

MC GROATY BRYAN M

2460 KINSLAKE BLVD

NAPLES, FL 34112

This is to certify the above referenced property has been inspected pursuant to City Code requirements and any immediate hazards either have not been found or those found have been identified in the Time-of-Sale Evaluation Report and have been corrected.

This Certificate is valid only for the above-named seller, and expires twelve (12) months after the initial inspection date for property designated at:

7326 W 114TH ST CIR, BLOOMINGTON, MN 55438

Date of Initial Inspection: September 23,
2017

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 Compliance.

Issued By: Building Official Duke Johnson

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



Time-Of-Sale Housing Evaluation Report

Notice - Read entire report carefully

Address of evaluated dwelling

7326 W 114th St Cir

Owner name

William Brann

Unit no.

No. of units

Owner address

7326 W 114th St Cir

- 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

1. Stairs - railings, landings, steps	M	1.
2. Floor	M	2.
3. Foundation walls	M	3.
4. Columns and beams	M	4.
5. First floor structural systems	M	5.
6. Floor drain and its cleanout	M	6.
7. Water supply piping	M	7.
8. Plumbing fixtures	M	8.
9. Drain, waste and vent piping	M	9.
10. Heating system installation and operation	M	10.
11. Water heater installation and operation	M	11.
12. Venting system of the heating plant and water heater	M	12.
13. Gas lines and valves	M	13.
14. Fireplaces	M	14.
15. Electrical service. Service size at panel: 150 AMPS	M	15.
16. Electrical outlets/fixtures/wiring	M	16.
17. Smoke detectors	M	17.
18. Sleeping room(s)	M	18.

Item number/comments and remarks

4, 5, 6 Finished, not evaluated

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

Community Development

Building and Inspection
1800 W. Old Shakopee Road
Bloomington, MN 55431-3027

PH 952-563-8930 BloomingtonMN.gov
TTY 952-563-8740
timeofsale@BloomingtonMN.gov

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Address of evaluated dwelling

Interior: Rooms on level		1	2	Item number/comments and remarks
19. Plumbing fixtures	M	M	19.	
20. Gas lines and valves	M	NA	20.	
21. Electrical outlets/fixtures/wiring	B	M	21.	21. B. Lacks GFCI outlets @ kitchen
22. Auxiliary heaters - installation and wiring	NA	NA	22.	
23. Wood burning appliances	NA	NA	23.	
24. Fireplaces	M	NA	24.	
25. Floors and rooms - construction and dimensions	M	M	25.	
26. Light and ventilation windows	M	M	26.	
27. Sleeping rooms	NA	M	27.	
28. Smoke detectors (presence, location, operation)	M	M	28.	
29. Walls and ceiling components	M	M	29.	
30. Stairs and railings (upper floors)	M	NA	30.	
Interior: Attic space				
31. Rafters, sheathing, ventilation	M		31.	
32. Evidence of staining or seepage	M		32.	
33. Electrical outlets/fixtures/wiring	NA		33.	
Exterior				
34. Electrical outlets/fixtures/overhead service	M		34.	
35. Stairs, decks, balconies, porches, railings	M		35.	
36. Walls - siding, trim, etc.	C		36.	36. C. Staining and patching. Ground contact w/ siding.
37. Windows (frames/screens/glass)	M		37.	
38. Doors	M		38.	
39. Roof covering and flashing	M		39.	
40. Chimneys and vents	M		40.	
41. Drainage	M		41.	
42. Plumbing - backflow prevention	M		42.	
Garage				
43. Roof structure and covering	C		43.	43. C. Staining present
44. Wall structure and covering	M		44.	
45. Overhead garage door	M		45.	
46. Electrical outlets/fixtures/wiring	M		46.	
47. Gas lines and valves	NA		47.	
48. Fire separation	B		48.	48. B. Hatch in fire wall
49. Heaters	NA		49.	
Miscellaneous				
50. Miscellaneous, including abandoned fuel tanks	NA		50.	
51. Sanitation	NA		51.	
Certification by licensed contractor				
52. Certification of the heating system required?	Y/N	N	52.	
53. Certification of the water heater required?	Y/N	N	53.	
54. Certification of the plumbing system required?	Y/N	N	54.	
55. Certification of the electrical system required?	Y/N	N	55.	
56. Certification of the structural system required?	Y/N	N	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 Compliance 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.

Evaluator's signature: *[Signature]*

Phone no: 612 597 0409

Issue date: 09/23/17