

HOPKINS TRUTH-IN-SALE OF HOUSING DISCLOSURE REPORT

A

NOTICE— Read Entire Report Carefully

This is not a Buyers Inspection!

Page ____ of ____

Address Of Evaluated Dwelling: _____

Owner Name: _____ Hm _____

Owner Address: _____ Wk _____

(City, State, ZIP) _____

Realtor/Contact: _____ Ph _____ Fax _____

I declare to the best of my knowledge the following information for this property regarding any sewer backup or any evidence of chronic water seepage; any abandoned unused or uncapped well; or any discharge of storm water, ground water, roof runoff, yard drainage, foundation drains or sump pumps into the sanitary sewer: NONE YES, COMMENTS:

Signature of Owner (Disclosure Report Not Valid Without Signature)

Date:

***** SEE ATTACHED PAGES FOR **IMPORTANT** CONSUMER INFORMATION *****

Number of Dwelling Units: _____ Check if: Townhouse or Condo

Present Zoning District: _____ Present Occupancy: Conforming Nonconforming

Reason for Nonconforming Status: _____
Note: If the occupancy is indicated as Nonconforming, the owner shall provide the buyer, prior to closing, settlement, or transfer of ownership, a written and signed verification as to the zoning status by the City Zoning Administrator.

Pending Orders: NO orders YES orders pending from Hopkins Inspections Division.

This property: IS NOT condemned IS condemned (reason):

1. This report offers a limited overview of building components and fixtures by the evaluator and is not technically extensive. Prospective buyers may want to seek additional opinions from various experts in the inspections field prior to purchase. This report is not a warranty or guarantee, expressed or implied, by the City of Hopkins or by the evaluator or of any building component or fixture.
2. This report is not a code compliance inspection. The owner, owner's agent and/or buyer must repair all items marked Repair/Replace. All required Repair/Replace items are enforceable by Hopkins Ordinance Section 406. The Inspections Division will not use all other items as a basis for enforcing Hopkins ordinances.
3. The ordinance requires and places the responsibility on the seller or agent to make sure that this report is publicly displayed on the premises when the house is shown to prospective buyers. Also, the seller or agent must give a copy of this report to the buyer prior to the signing of a Purchase Agreement.
4. This report covers only those items listed on the form. The evaluator is not required to ignite the heating plant, use a ladder to observe the condition of the roofing, evaluate inaccessible or concealed areas or disassemble items. This report does not address formaldehyde, lead paint, any airborne gasses (including radon), asbestos, wood stoves or fireplaces (except for visible venting and clearances), or air conditioners. Gas inserts in fireplaces WILL be evaluated.
5. This report is not an FHA, VA or Section 8 inspection. It is not an appraisal.
6. This report is valid for one year from the date of issue and only for the owner named on the report. It is required for all single-family homes, duplexes, tri-plexes, four-plexes, townhouses, or condominiums offered for sale.
7. Any **questions** regarding this report should be directed to the **evaluator** whose name and phone number appear below. Any **complaints** regarding this report should be directed to the **Program Administrator**, Truth in Housing at (952) 548-6323, Hopkins Inspections Division, 1010 1st Street South, Hopkins, MN 55343.
8. If the buyer intends to rent out any portion of this property a rental housing license is required by City of Hopkins Ordinance Section 407 prior to rental. Please contact the Secretary of the Inspections Division at (952) 548-6320.

I hereby certify that this report is made in compliance with the Hopkins Code of Ordinances, Section 406, and that I utilized care and diligence reasonable and ordinary for one meeting the Certification Standards. 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: (print) _____ Evaluation Date: _____

Signed: _____ Telephone Number: (_____)

THERE ARE REQUIRED REPAIR/REPLACE ITEMS NOTED IN THIS REPORT: YES NO

If "RR" items noted, permits may be required, see attached "Most Common Repair Items." Hopkins TIHpageA.0605

ADDRESS:

PID NUMBER:

DATE: