

# Truth in Sale of Housing Disclosure Report

NOTICE - Read Entire Report Carefully. This is not a Buyer's Inspection!

Address: 2102 25TH AVE N Minneapolis, MN



**Current Owner Name:** Premiere Asset Services % Claude Worrell - Re/Max

**Contact:** Premiere Asset Services % Claude Worrell - Re/Max

**Business/Relationship:**

**Owner Address:** 1118 South Cedar Lake Rd  
MINNEAPOLIS, MN 55405

**I declare to the best of my knowledge the following information:**

This property has had environmental testing, removal, or remediation of environmental contamination by the United States Environmental Protection Agency, Minnesota Pollution Control Agency, other governmental agency, or under the direction of such agency: Yes / No

If yes, the seller shall provide the testing, removal, or remediation results to the buyer.

**Water Damage to Property:** flood damage sewer backup water seepage

Please Describe:

**Age of Roof:** \_\_\_\_\_ **Condition of Roof:** Poor Fair Good Excellent **Currently Leaking:** Yes / No **Patched:** Yes / No

**Signature of Owner:** (Report Not Valid Without Signature)

**Date:**

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

**THERE ARE REQUIRED REPAIR/REPLACE ITEMS NOTED IN THIS REPORT.**

**Observed Number of Units:** 1

**City Reference as:** 1

**Building Type:** Single Family Home

**Present Occupancy:** Conforming

**Zoning:** R2B - Two Family District( 99)

**Housing Orders:** No

**Condemnation Status:** NA

**Reason:** NA

1. This report offers a limited overview of the building components and fixtures 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 Minneapolis or by the evaluator or of any building component or fixture. Further, the buyer may want to seek additional information regarding any open permits. For 1<sup>st</sup> time condominium units, this report includes only those items located within the residential units. The Professional Opinion covers those items in the common areas of the building.
2. The buyer must repair all items marked Repair/Replace, unless the seller agrees to do the repairs. The seller is not required to complete the RR's if the property does not sell. All required Repair/Replace items are enforceable by Minneapolis Ordinance Chapter 248 and/or 250. All other items will not be used by the Inspections Division as a basis for enforcing Minneapolis ordinances.
3. The ordinance requires that no person shall exhibit or show a dwelling for sale without first having obtained an official Evaluation Report and places the responsibility on the seller or agent to make sure that this report (and in the case of 1<sup>st</sup> time condo conversions, the Professional Opinion,) is publicly displayed on the premises at all times when the house is shown to prospective buyers. Also, the seller or agent must give a copy of this report (and Professional Opinion for 1<sup>st</sup> time condo conversions) to the buyer prior to the signing of a Purchase Agreement, or as otherwise required in Minneapolis Ordinance Chapter 248 and/or 250.
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, fireplaces or air conditioners. Gas inserts in fireplaces WILL be evaluated.
5. This report is not an FHA, VA or Section 8 inspection. This report is not a code compliance inspection. It is not an appraisal. This report may be based upon different standards than the lender, FHA or VA.
6. The seller is required to provide the disclosure information in the box above. If this is not filled out, buyers are advised to request the seller to do so.
7. This report is valid for two years from the date of issue and only for the owner named on the report. It is required for all single-family homes, duplexes, townhouses or 1<sup>st</sup> time condominium conversions offered for sale.
8. **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 Truth in Housing at (612) 673-5840, Minneapolis Inspections Division, 250 South 4<sup>th</sup> Street #300, Minneapolis, MN 55415.

I hereby certify that this report is made in compliance with the Minneapolis Code of Ordinances, Chapter 248, 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:** Doug Hastings

**Phone:** 952-892-0490

**Evaluation Date:** 5/31/2014

**Signature:** Doug Hastings

**Evaluation #:** 20142828

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## EVALUATION CODES:

**M** :=Meets Minimum Requirements      **C** :=Comments      **NA** :=Not Applicable/Does Not Apply      **B** :=Below Minimum Requirements      **SC** :=Suggested Correction  
**RRE** :=Repair/Replace, Evaluator Verification Required      **RRP** :=Repair/Replace, Permit/City Inspector Required      **LIC** :=Safety Check, Licensed Contractor Required

Each item may have more than one code. Items marked "RRE" or "RRP" indicate that the item must be repaired or replaced within 90 days of closing. Items marked "LIC" require a licensed contractor to evaluate the safety of the item and may or may not require a repair. Buyer must sign acknowledgment of responsibility agreement unless a Certificate of Approval (COA) has been issued to seller. If the house doesn't sell, the seller does not have to do the repairs. See attached handout on the "MOST COMMON REPAIRS".

## Basement

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Finished off/areas concealed, unable to fully evaluate

Limited view due to stored items

### 1. Basement Stairs/Railings

B, Below Minimum Requirements: - low guardrail / low stair headroom / no handrail / inadequate width / short steps

### 2. Basement Floors

B, Below Minimum Requirements: - water damaged wood  
C, Other Comment: - limited view of concrete

### 3. Foundation Walls

B, Below Minimum Requirements: - water damaged wood  
C, Other Comment: - limited view

### 4. Evidence of Dampness or Staining

B, Below Minimum Requirements: - floor, ceiling & wall stains

### 5. First Floor, Floor System

B, Below Minimum Requirements: - loose & missing tiles / decayed wood / water stained  
C, Other Comment: - limited view

### 6. Columns & Beams

M, Meets Minimum Requirements

### 7. Basement Sleeping Rooms

NA, Not Applicable/Does Not Apply

### 8. Basement Plumbing Fixtures

NA, Not Applicable/Does Not Apply

### 9. Sump Pumps

NA, Not Applicable/Does Not Apply

### 10. Smoke Detectors / CO Detectors

RRE, Repair/Replace: - no smoke detector

### 11. Basement Electrical Outlets/Fixtures

B, Below Minimum Requirements: - missing globes  
RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

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## Electric

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**Amps:** 100

**Volts:** 110/220

### 12. Electrical service installation

RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

RRP, Repair/Replace: - ungrounded panel

### 13. Separate 20-amp Kitchen Circuit indexed at Service Panel

M, Meets Minimum Requirements

### 14. Separate 20-amp Laundry Circuit indexed at Service Panel

M, Meets Minimum Requirements

## Plumbing

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### 15. Floor Drains

RRE, Repair/Replace: - plugged floor drain / all parts must be in place and drain functional with cleanout plug in place

### 16. Drain, Waste & Vent Piping

B, Below Minimum Requirements: - corroded pipes

RRE, Repair/Replace: - water off / not viewed operating / reinspection required

RRP, Repair/Replace: - damaged & open pipe

### 17. Water Supply Piping

RRP, Repair/Replace: - missing pipes

### 18. Gas Piping

B, Below Minimum Requirements: - rusted pipes

### 19. Copper Water Line Visible on the Street Side of Water Meter

M, Meets Minimum Requirements

## Water heater

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### 20. Water Heater & Installation

RRP, Repair/Replace: - no pipes

### 21. Water Heater Venting

LIC, Repair/Replace: - excessive horizontal vent pipe / certification required by licensed contractor

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## Heating

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**HeatingFuel:** Gas

**HeatingType:** Air

- 22. Heating Plant Viewed in Operation  
C, Other Comment: - gas off / not viewed operating
- 23. Heating Plant & Installation  
RRE, Repair/Replace: - damaged thermostat  
LIC, Repair/Replace: - rusted furnace / safety check by licensed contractor required
- 24. Heating Plant Combustion Venting  
M, Meets Minimum Requirements
- 25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures  
C, Other Comment: - finished walls & none visible

## Laundry

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- 26. Gas Piping  
B, Below Minimum Requirements: - no clothes dryer drip leg
- 27. Dryer Venting  
M, Meets Minimum Requirements
- 28. Plumbing Fixtures  
B, Below Minimum Requirements: - improper water trap / unvented  
RRP, Repair/Replace: - no pipes

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## Kitchen

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- 29. Walls and Ceiling Components
  - B, Below Minimum Requirements: - damaged & missing plaster & tiles / damaged cabinets
- 30. Evidence of Dampness or Staining
  - B, Below Minimum Requirements: - floor, ceiling & wall stains
- 31. Floor Condition
  - B, Below Minimum Requirements: - damaged vinyl
- 32. Window Size & Openable Area
  - M, Meets Minimum Requirements
- 33. Window & Door Condition/Mechanical Venting
  - B, Below Minimum Requirements: - water damaged windows / damaged door
- 34. Electrical Outlets/Fixtures
  - RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required
  - SC, Suggested Correction: - metal chained fixture
- 35. Plumbing Fixtures
  - RRP, Repair/Replace: - disconnected sink
- 36. Water Flow
  - RRE, Repair/Replace: - water off / not viewed operating / reinspection required
- 37. Gas Piping
  - M, Meets Minimum Requirements

## Dining Room/Living Room

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- 38. Walls and Ceiling Components
  - B, Below Minimum Requirements: - damaged & missing plaster
- 39. Evidence of Dampness or Staining
  - B, Below Minimum Requirements: - floor, ceiling & wall stains
- 40. Floor Area & Ceiling Height
  - M, Meets Minimum Requirements
- 41. Floor Condition
  - M, Meets Minimum Requirements
- 42. Window Size & Openable Area
  - M, Meets Minimum Requirements
- 43. Window & Door Condition
  - M, Meets Minimum Requirements
- 44. Electrical Outlets/Fixtures
  - RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

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## Bathroom (Main level bath)

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### 45. Walls & Ceiling Components

B, Below Minimum Requirements: - damaged & missing plaster & tiles

### 46. Evidence of Dampness or Staining

B, Below Minimum Requirements: - floor, ceiling & wall stains

### 47. Floor Condition

B, Below Minimum Requirements: - damaged & missing tiles / inadequate toilet area

### 48. Window Size & Openable Area/Mechanical Vent

M, Meets Minimum Requirements

### 49. Window & Door Condition

C, Other Comment: - inoperable fan & not viewed operating

### 50. Electrical Outlets & Fixtures

B, Below Minimum Requirements: - no outlet

RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

### 51. Plumbing Fixtures

RRE, Repair/Replace: - water off / not viewed operating / reinspection required / no toilet anti siphon air gap

### 52. Water Flow

RRE, Repair/Replace: - water off / not viewed operating / reinspection required

## Bathroom (Upper level bath)

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### 45. Walls & Ceiling Components

B, Below Minimum Requirements: - damaged & missing plaster & tiles

### 46. Evidence of Dampness or Staining

B, Below Minimum Requirements: - floor, ceiling & wall stains

### 47. Floor Condition

B, Below Minimum Requirements: - damaged & missing tiles

### 48. Window Size & Openable Area/Mechanical Vent

M, Meets Minimum Requirements

### 49. Window & Door Condition

B, Below Minimum Requirements: - water damaged

### 50. Electrical Outlets & Fixtures

RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

### 51. Plumbing Fixtures

RRE, Repair/Replace: - water off / not viewed operating / reinspection required

### 52. Water Flow

RRE, Repair/Replace: - water off / not viewed operating / reinspection required

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## Hallways/Stairwells

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### 53. Walls and Ceiling Components

B, Below Minimum Requirements: - damaged & missing plaster / damaged cabinets

### 54. Evidence of Dampness or Staining

B, Below Minimum Requirements: - floor, ceiling & wall stains

### 55. Floor Condition

B, Below Minimum Requirements: - damaged & missing tiles

### 56. Window & Door Condition

B, Below Minimum Requirements: - water damaged

### 57. Electrical Outlets/Fixtures

RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

### 58. Stairs and Railings

B, Below Minimum Requirements: - improper door swing / uneven steps / low & non continuous handrail / low guardrail

### 59. Smoke Detectors /CO Detectors

RRE, Repair/Replace: - no main level smoke detector / inoperable & improperly installed upper level smoke detectors / no carbon monoxide detector

## Bedroom (Upper level north)

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### 60. Walls and Ceiling Components

B, Below Minimum Requirements: - damaged plaster & wood

### 61. Evidence of Dampness or Staining

B, Below Minimum Requirements: - ceiling & walls stains

### 62. Floor Area & Ceiling Height

M, Meets Minimum Requirements

### 63. Floor Condition

M, Meets Minimum Requirements

### 64. Window Size & Openable Area

B, Below Minimum Requirements: - undersized windows

### 65. Window & Door Condition

B, Below Minimum Requirements: - worn wood / peeled paint

### 66. Electrical Outlets/Fixtures

RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required  
SC, Suggested Correction: - missing cover

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## Bedroom (Upper level south)

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- 60. Walls and Ceiling Components
  - B, Below Minimum Requirements: - damaged & missing plaster
- 61. Evidence of Dampness or Staining
  - B, Below Minimum Requirements: - ceiling & walls stains
- 62. Floor Area & Ceiling Height
  - M, Meets Minimum Requirements
- 63. Floor Condition
  - M, Meets Minimum Requirements
- 64. Window Size & Openable Area
  - B, Below Minimum Requirements: - undersized window
- 65. Window & Door Condition
  - B, Below Minimum Requirements: - out of adjustment / water damaged
- 66. Electrical Outlets/Fixtures
  - RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

## Porch/Sunroom/Other (Main level den)

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- 67. Walls and Ceiling Components
  - B, Below Minimum Requirements: - damaged & missing plaster
- 68. Evidence of Dampness or Staining
  - B, Below Minimum Requirements: - floor, ceiling & wall stains
- 69. Floor Condition, Area & Ceiling Height
  - M, Meets Minimum Requirements
- 70. Window & Door Condition
  - B, Below Minimum Requirements: - worn wood
- 71. Electrical Outlets/Fixtures
  - RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

## Attic Space

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**InsulationType:**not visible

**InsulationDepth:**0-3

Could not access all areas of the attic - 100% not visible

- 72. Roof Boards & Rafters / Ventilation
  - C, Other Comment: - 100% not visible due to no access
- 73. Evidence of Dampness or Staining
  - C, Other Comment: - 100% not visible due to no access
- 74. Electrical Outlets & Fixtures
  - C, Other Comment: - 100% not visible due to no access
- 75. Mechanical Venting
  - C, Other Comment: - 100% not visible due to no access

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## Exterior

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- 76. Foundation
  - M, Meets Minimum Requirements
- 77. Basement Windows
  - NA, Not Applicable/Does Not Apply
- 78. Drainage (Grade) / Rainleaders
  - B, Below Minimum Requirements: - flat grade / negative slope
- 79. Exterior Walls
  - B, Below Minimum Requirements: - unfinished trim / cracked & missing shakes
- 80. Doors (frames/storms/screens/deadbolt locks)
  - B, Below Minimum Requirements: - peeled paint / missing hardware & trim
- 81. Windows (frames/storms/screens)
  - B, Below Minimum Requirements: - peeled paint / decayed wood
- 82. Stoops
  - B, Below Minimum Requirements: - cracked & worn wood / no handrail / uneven steps
- 83. Cornice & Trim
  - B, Below Minimum Requirements: - peeled paint / missing trim / rodents nesting
- 84. Roof Covering & Flashing
  - M, Meets Minimum Requirements
- 85. Chimney
  - M, Meets Minimum Requirements
- 86. Electrical Outlets/Fixtures
  - M, Meets Minimum Requirements
- 87. Exterior Plumbing-Backflow Prevention
  - NA, Not Applicable/Does Not Apply
- 88. Two-Family Dwelling Egress
  - NA, Not Applicable/Does Not Apply

## Open/Unheated Porch (Front porch)

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- 89. Floors
  - B, Below Minimum Requirements: - worn wood
- 90. Walls
  - B, Below Minimum Requirements: - unfinished trim
- 91. Roof/Ceiling
  - B, Below Minimum Requirements: - loose & missing ceiling tiles
- 92. Doors/Screens/Windows
  - B, Below Minimum Requirements: - peeled paint / missing hardware
- 93. Electrical Outlets/Fixtures
  - M, Meets Minimum Requirements

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## Open/Unheated Porch (Deck)

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### 89. Floors

B, Below Minimum Requirements: - decayed wood / high step rise

### 90. Walls

B, Below Minimum Requirements: - damaged guardrail

### 91. Roof/Ceiling

NA, Not Applicable/Does Not Apply

### 92. Doors/Screens/Windows

NA, Not Applicable/Does Not Apply

### 93. Electrical Outlets/Fixtures

NA, Not Applicable/Does Not Apply

## Garage

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### 94. Roof Structure & Covering

M, Meets Minimum Requirements

### 95. Wall Structure & Covering

B, Below Minimum Requirements: - cracked, loose & missing siding

### 96. Garage Doors

B, Below Minimum Requirements: - damaged door & frame

### 97. Automatic Garage Door Opener

C, Other Comment: - electricity off

### 98. Electrical Outlets/Fixtures

RRE, Repair/Replace: - electricity off / not viewed operating / reinspection required

SC, Suggested Correction: - extension cord automatic opener wiring

## Miscellaneous

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### 99. Clutter/Sanitation/Vermin

SC, Suggested Correction: - utilities off

### 100. Other

C, Other Comment: - foreclosure

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## Truth in Housing Repair Notification

City of Minneapolis-Inspections Division

Truth in Sale of Housing, 250 South 4th Street, Room 300

Minneapolis, MN 55415

### Issued To:

6/4/2014

Premiere Asset Services %  
Claude Worrell - Re/Max  
1118 South Cedar Lake Rd  
MINNEAPOLIS, MN 55405

Owner does not have to complete repairs if the house is not sold.

Pursuant to Minneapolis Code of Ordinances, Sections 248.20 and 248.225, the owner may make the repairs. If the owner makes the repairs, a Certificate of Approval (needed for closing) will be issued after the repairs have been inspected and approved. The owner does not have to complete the repairs if the house does not sell. If the owner does not make the repairs, the buyer must sign an acknowledgement of responsibility form (provided by the City) and return it to the City. The buyer has 90 days from closing to complete the repairs. Your prompt cooperation in attending to the repair items is appreciated however, failure to comply by these deadlines may result in legal action.

### REQUIRED REPAIRS

ID	Description	Area	Comment
10	Smoke Detectors / CO Detectors	Basement	Repair/Replace: - no smoke detector
11	Basement Electrical Outlets/Fixtures	Basement	Repair/Replace: - electricity off / not viewed operating / reinspection required
12	Electrical service installation	Electric	Repair/Replace: - electricity off / not viewed operating / reinspection required
15	Floor Drains	Plumbing	Repair/Replace: - plugged floor drain / all parts must be in place and drain functional with cleanout plug in place
16	Drain, Waste & Vent Piping	Plumbing	Repair/Replace: - water off / not viewed operating / reinspection required
23	Heating Plant & Installation	Heating	Repair/Replace: - damaged thermostat
34	Electrical Outlets/Fixtures	Kitchen	Repair/Replace: - electricity off / not viewed operating / reinspection required
36	Water Flow	Kitchen	Repair/Replace: - water off / not viewed operating / reinspection required
44	Electrical Outlets/Fixtures	Dining Room/Living Room	Repair/Replace: - electricity off / not viewed operating / reinspection required
50	Electrical Outlets & Fixtures	Bathroom(Main level bath)	Repair/Replace: - electricity off / not viewed operating / reinspection required
51	Plumbing Fixtures	Bathroom(Main level bath)	Repair/Replace: - water off / not viewed operating / reinspection required / no toilet anti siphon air gap
52	Water Flow	Bathroom(Main level bath)	Repair/Replace: - water off / not viewed operating / reinspection required
50	Electrical Outlets & Fixtures	Bathroom(Upper level bath)	Repair/Replace: - electricity off / not viewed operating / reinspection required
51	Plumbing Fixtures	Bathroom(Upper level bath)	Repair/Replace: - water off / not viewed operating / reinspection required
52	Water Flow	Bathroom(Upper level bath)	Repair/Replace: - water off / not viewed operating / reinspection required
57	Electrical Outlets/Fixtures	Hallways/Stairwells	Repair/Replace: - electricity off / not viewed operating / reinspection required
59	Smoke Detectors /CO Detectors	Hallways/Stairwells	Repair/Replace: - no main level smoke detector /

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66	Electrical Outlets/Fixtures	Bedroom(Upper level north)	inoperable & improperly installed upper level smoke detectors / no carbon monoxide detector Repair/Replace: - electricity off / not viewed operating / reinspection required
66	Electrical Outlets/Fixtures	Bedroom(Upper level south)	Repair/Replace: - electricity off / not viewed operating / reinspection required
71	Electrical Outlets/Fixtures	Porch/Sunroom/Other(Main level den)	Repair/Replace: - electricity off / not viewed operating / reinspection required
98	Electrical Outlets/Fixtures	Garage	Repair/Replace: - electricity off / not viewed operating / reinspection required

## SAFETY CHECKS

The systems listed below must be checked by a licensed contractor. The contractor must be licensed by the City of Minneapolis and/or the State of Minnesota in that specific trade to check the work. Return safety check forms to the address above or fax to (612) 673-2437. If "Evaluator Return" is indicated below, the evaluator may return to view the system that was not in operation at the time of the initial evaluation. The evaluator may find additional work is needed on the system.

If the system was repaired or replaced, only a licensed contractor (not the evaluator) can do the safety check. Permits may be needed.

ID	Description	Area	Comment
21	Water Heater Venting	Water heater	Repair/Replace: - excessive horizontal vent pipe / certification required by licensed contractor
23	Heating Plant & Installation	Heating	Repair/Replace: - rusted furnace / safety check by licensed contractor required

## PERMIT REQUIRED REPAIR

The permit must be pulled before scheduling. Call the inspector listed on the permit to set an appointment. You need to have the permit number to set the appointment. There will be a charge for the permit, which covers the inspection.

ID	Description	Area	Comment
12	Electrical service installation	Electric	Repair/Replace: - ungrounded panel
16	Drain, Waste & Vent Piping	Plumbing	Repair/Replace: - damaged & open pipe
17	Water Supply Piping	Plumbing	Repair/Replace: - missing pipes
20	Water Heater & Installation	Water heater	Repair/Replace: - no pipes
28	Plumbing Fixtures	Laundry	Repair/Replace: - no pipes
35	Plumbing Fixtures	Kitchen	Repair/Replace: - disconnected sink

## Reinspection Process

When all the items are completed they must be inspected and approved.

### *For items that need a permit:*

If your notification indicates PERMIT NEEDED, the permit(s) must be pulled and work completed BEFORE the re-inspection takes place. If you are a homeowner occupant of a single family house, you may obtain a permit, if you are not, you must hire a licensed contractor. Bring this notification with you when you apply for permits.

### *For items that do not need a permit:*

Call the evaluator who did the initial TISH report to re-inspect all the non-permit items. The evaluator's name and phone number are on the bottom of page 1 of the report. There will be a charge for this inspection.

## Appeal

This repair notice may be appealed. Section 248.150 of the Minneapolis Code of Ordinances provides that an appeal must be filed in writing within thirty (30) days of the date of this notice accompanied with a \$100 filing fee. If you wish to appeal this order, call (612) 673-5840 for an application.

## Assistance

If you need financial assistance to complete these repairs, you may call the Greater Metropolitan Housing Corporation (GMHC) at 612-378-7985.