



# Inspection Report



**Community Planning & Economic  
Development**

**Real Estate Development Services**



City of Minneapolis  
Department of Community Planning  
& Economic Development - CPED

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## 3718 Fremont Ave North

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105  
5<sup>th</sup> Ave South  
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Rear exterior 3718 Fremont Ave North. Note roof condition, paint and negative grade



Lead based paint hazard suspected due to age and condition



Substantial repairs to garage necessary also provide parking pad and approach



Most of support structure is crawl space with unknown bearing capacity. Structural Engineer report required.



Mechanical 3718 Fremont Ave North. Replace with new.



Electrical panel



Kitchen Area



Bathroom – all surfaces and fixtures need attention



2<sup>nd</sup> floor area: exhibits functionally obsolete layout. Note low head room



Plaster is in poor condition due to water intrusion



Off street parking available.



Water meter found on site