

Truth in Sale of Housing Disclosure Report

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

Address: 4551 RUSSELL AVE N Minneapolis, MN



Current Owner Name: Mpls City Property Atn Cpded (p

Contact: Mpls City Property Atn Cpded (p

Business/Relationship:

Owner Address: on file

Work/Business: 612-673-5529

minneapolis, MN 55401

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: R1A - Single 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 1st 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 1st 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 1st 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 1st 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 4th 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: Beck Austin

Phone: 612-724-2772

Evaluation Date: 4/7/2015

Signature: Beck Austin

Evaluation #: 20151618

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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

1. Basement Stairs/Railings
 - B, Door opens over the staircase.
 - C, Other Comment: - steep stairs
2. Basement Floors
 - M, Meets Minimum Requirements
3. Foundation Walls
 - C, Other Comment: - covered areas
4. Evidence of Dampness or Staining
 - C, Evidence of past dampness and/or staining.
 - C, Efflorescence on walls.
5. First Floor, Floor System
 - C, Ceiling mostly covered. - stain on ceiling
6. Columns & Beams
 - C, Mostly covered, could not fully evaluate.
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, Inoperable smoke detector.
11. Basement Electrical Outlets/Fixtures
 - C, Other Comment: - power off

Electric

Amps:100

Volts:240

12. Electrical service installation
 - RRE, Power is turned off. Reinspection required.
 - RRE, No jumper wire at water meter
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

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Plumbing

- 15. Floor Drains
RRE, No water seal in floor drain. Plumbing permit is required if floor drain is replaced.
- 16. Drain, Waste & Vent Piping
B, Some corrosion noted on waste pipe(s). - sediment,rust
- 17. Water Supply Piping
RRP, Water off at time of evaluation. Pipes missing and/or damaged.Plumbing permit required to replace piping.
C, Other Comment: - meter removed
- 18. Gas Piping
B, Unsupported gas line.
- 19. Copper Water Line Visible on the Street Side of Water Meter
M, Meets Minimum Requirements

Water heater

- 20. Water Heater & Installation
RRP, Water heater not operating. There are visible signs of damage/deterioration. Plumbing permit required to replace water heater. - pipe missing
- 21. Water Heater Venting
RRP, Repair/Replace: - vent removed,missing

Heating

HeatingFuel:gas

HeatingType:Hot water

- 22. Heating Plant Viewed in Operation
C, Other Comment: - gas, water off
- 23. Heating Plant & Installation
LIC, Excessive scale. Safety check by licensed Mpls heating contractor required.Some repairs may require a mechanical permit. - rust on casing
- 24. Heating Plant Combustion Venting
RRE, Venting not viewed in operation, reinspection required.
- 25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures
RRE, Repair/Replace: - abandon vent hole in chimney not sealed

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Laundry

- 26. Gas Piping
 - B, Unsupported gas line
- 27. Dryer Venting
 - C, Other Comment: - flex metal vent
 - RRE, Repair/Replace: - vent disconnected
- 28. Plumbing Fixtures
 - RRP, Water off at time of evaluation. There are visible signs of damage/deterioration to water pipes or laundry sink/standpipe. Plumbing permit required to replace.

Kitchen

- 29. Walls and Ceiling Components
 - B, Damaged wall/ceiling.
- 30. Evidence of Dampness or Staining
 - C, Evidence of dampness and/or staining.
- 31. Floor Condition
 - M, Meets Minimum Requirements
- 32. Window Size & Openable Area
 - M, Meets Minimum Requirements
- 33. Window & Door Condition/Mechanical Venting
 - M, Meets Minimum Requirements
- 34. Electrical Outlets/Fixtures
 - RRE, Repair/Replace: - power off
- 35. Plumbing Fixtures
 - RRE, Unable to properly test, water is shut off. Reinspection required.
- 36. Water Flow
 - RRE, Unable to properly test, the water is shut off. Reinspection required.
- 37. Gas Piping
 - M, Meets Minimum Requirements

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Dining Room/Living Room

- 38. Walls and Ceiling Components
B, Damaged/broken plaster.
- 39. Evidence of Dampness or Staining
C, Evidence of dampness and/or staining.
- 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: - power off

Bathroom

- 45. Walls & Ceiling Components
B, Damaged areas.
- 46. Evidence of Dampness or Staining
C, Evidence of dampness and/or staining.
- 47. Floor Condition
M, Meets Minimum Requirements
- 48. Window Size & Openable Area/Mechanical Vent
M, Meets Minimum Requirements
- 49. Window & Door Condition
M, Meets Minimum Requirements
- 50. Electrical Outlets & Fixtures
RRE, Repair/Replace: - power off
- 51. Plumbing Fixtures
RRP, Missing plumbing fixtures. Plumbing permit required
- 52. Water Flow
RRE, Water off at time of evaluation. Re-inspection required.

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Hallways/Stairwells

- 53. Walls and Ceiling Components
 - B, Area damaged.
- 54. Evidence of Dampness or Staining
 - C, Evidence of dampness and/or staining.
- 55. Floor Condition
 - M, Meets Minimum Requirements
- 56. Window & Door Condition
 - M, Meets Minimum Requirements
- 57. Electrical Outlets/Fixtures
 - RRE, Repair/Replace: - power off
- 58. Stairs and Railings
 - NA, Not Applicable/Does Not Apply
- 59. Smoke Detectors /CO Detectors
 - RRE, Inoperable smoke detector.
 - RRE, Missing CO detector.

Bedroom (Front)

- 60. Walls and Ceiling Components
 - B, Damaged/broken plaster.
- 61. Evidence of Dampness or Staining
 - C, Evidence of dampness and/or staining.
- 62. Floor Area & Ceiling Height
 - M, Meets Minimum Requirements
- 63. Floor Condition
 - M, Meets Minimum Requirements
- 64. Window Size & Openable Area
 - M, Meets Minimum Requirements
- 65. Window & Door Condition
 - M, Meets Minimum Requirements
- 66. Electrical Outlets/Fixtures
 - RRE, Repair/Replace: - power off

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Bedroom (Back)

- 60. Walls and Ceiling Components
 - B, Damaged/broken plaster.
- 61. Evidence of Dampness or Staining
 - C, Evidence of dampness and/or staining.
- 62. Floor Area & Ceiling Height
 - M, Meets Minimum Requirements
- 63. Floor Condition
 - M, Meets Minimum Requirements
- 64. Window Size & Openable Area
 - M, Meets Minimum Requirements
- 65. Window & Door Condition
 - M, Meets Minimum Requirements
- 66. Electrical Outlets/Fixtures
 - RRE, Repair/Replace: - power off

Porch/Sunroom/Other

Not Applicable

Attic Space (unable to access)

Not Applicable

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Exterior

- 76. Foundation
 - C, Concealed by stucco/plaster.
- 77. Basement Windows
 - B, Peeling paint.
 - B, Below Minimum Requirements: - weathered wood
 - C, Other Comment: - storm missing
- 78. Drainage (Grade) / Rainleaders
 - B, Grade in areas does not allow surface water to drain away from building.
- 79. Exterior Walls
 - B, Below Minimum Requirements: - loose patching
 - C, Other Comment: - cracking, staining visible
- 80. Doors (frames/storms/screens/deadbolt locks)
 - B, Below Minimum Requirements: - weathered wood
- 81. Windows (frames/storms/screens)
 - M, Meets Minimum Requirements
- 82. Stoops
 - B, Front steps settled.
 - B, Below Minimum Requirements: - chipped, cracked
- 83. Cornice & Trim
 - B, Weathered in areas.
 - B, Below Minimum Requirements: - hole
- 84. Roof Covering & Flashing
 - C, Uneven in areas. - & area of staining visible
- 85. Chimney
 - M, Meets Minimum Requirements
- 86. Electrical Outlets/Fixtures
 - SC, Low service drop. Lacks 10' clearance to grade or 12' clearance over driveway. - over deck steps
- 87. Exterior Plumbing-Backflow Prevention
 - RRE, Missing backflow preventers on exterior faucets (sillcocks).
- 88. Two-Family Dwelling Egress
 - NA, Not Applicable/Does Not Apply

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Open/Unheated Porch (DECK)

89. Floors

B, Below Minimum Requirements: - weathered wood

90. Walls

B, Below Minimum Requirements: - weathered wood

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

94. Roof Structure & Covering

C, Other Comment: - uneven decking

95. Wall Structure & Covering

B, Street address numbers in contrasting colors must be visible from alley. (4" minimum height). - incomplete #s/number missing

B, Below Minimum Requirements: - weathered wood

C, Other Comment: - slab cracked

96. Garage Doors

B, Weathered door/door components.

B, Garage door(s) in disrepair.

97. Automatic Garage Door Opener

C, Opener not tested.

98. Electrical Outlets/Fixtures

RRE, Power to garage is off. Reinspection needed when power turned on.

Miscellaneous

99. Clutter/Sanitation/Vermin

C, Other Comment: - evidence of mold

100. Other

NA, Not Applicable/Does Not Apply

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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:

4/11/2015

Mpls City Property Attn Cpced (p
on file
minneapolis, MN 55401

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	Inoperable smoke detector.
12	Electrical service installation	Electric	Power is turned off. Reinspection required.
12	Electrical service installation	Electric	No jumper wire at water meter
15	Floor Drains	Plumbing	No water seal in floor drain. Plumbing permit is required if floor drain is replaced.
24	Heating Plant Combustion Venting	Heating	Venting not viewed in operation, reinspection required.
25	Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures	Heating	Repair/Replace: - abandon vent hole in chimney not sealed
27	Dryer Venting	Laundry	Repair/Replace: - vent disconnected
34	Electrical Outlets/Fixtures	Kitchen	Repair/Replace: - power off
35	Plumbing Fixtures	Kitchen	Unable to properly test, water is shut off. Reinspection required.
36	Water Flow	Kitchen	Unable to properly test, the water is shut off. Reinspection required.
44	Electrical Outlets/Fixtures	Dining Room/Living Room	Repair/Replace: - power off
50	Electrical Outlets & Fixtures	Bathroom	Repair/Replace: - power off
52	Water Flow	Bathroom	Water off at time of evaluation. Re-inspection required.
57	Electrical Outlets/Fixtures	Hallways/Stairwells	Repair/Replace: - power off
59	Smoke Detectors /CO Detectors	Hallways/Stairwells	Inoperable smoke detector.
59	Smoke Detectors /CO Detectors	Hallways/Stairwells	Missing CO detector.
66	Electrical Outlets/Fixtures	Bedroom(Front)	Repair/Replace: - power off
66	Electrical Outlets/Fixtures	Bedroom(Back)	Repair/Replace: - power off
87	Exterior Plumbing-Backflow Prevention	Exterior	Missing backflow preventers on exterior faucets (sillcocks).
98	Electrical Outlets/Fixtures	Garage	Power to garage is off. Reinspection needed when power turned on.

SAFETY CHECKS

The systems listed below must be checked by a licensed contractor. The contractor must be licensed by the City of Minneapolis

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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
23	Heating Plant & Installation	Heating	Excessive scale. Safety check by licensed Mpls heating contractor required. Some repairs may require a mechanical permit. - rust on casing

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
17	Water Supply Piping	Plumbing	Water off at time of evaluation. Pipes missing and/or damaged. Plumbing permit required to replace piping.
20	Water Heater & Installation	Water heater	Water heater not operating. There are visible signs of damage/deterioration. Plumbing permit required to replace water heater. - pipe missing
21	Water Heater Venting	Water heater	Repair/Replace: - vent removed, missing
28	Plumbing Fixtures	Laundry	Water off at time of evaluation. There are visible signs of damage/deterioration to water pipes or laundry sink/standpipe. Plumbing permit required to replace.
51	Plumbing Fixtures	Bathroom	Missing plumbing fixtures. Plumbing permit required

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.