

Truth in Sale of Housing Disclosure Report

NOTICE - Read Entire Report Carefully. This is not a rental license inspection or a buyer's inspection!

Address: 1222 COMO AVE SE Minneapolis, MN



Current Owner Name: NB Property 2 LLC Att David

Contact: NB Property 2 LLC Att David

Owner Address: 1222 COMO AVE SE
Minneapolis, MN 55414

Business/Relationship:

Phone Number: 000-000-0000

***** 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

Zoning: RM1

Local Historic Designation: No

To verify this structure complies with the current Zoning ordinance, please contact Zoning Administration via 311.

Housing Orders: Yes

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 R.R.'s 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. 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. This is not a rental inspection. If planning to rent, additional requirements may apply and a license will be required.
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 or one sale 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, Construction Code Services, 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: Don Doty

Phone: 952-544-8141

Evaluation Date: 3/18/2025

Signature: Don Doty

Evaluation #: 20250947

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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".

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Basement (1st floor fell to basement)

Finished off/areas concealed, unable to fully evaluate

Limited view due to stored items

1. Basement Stairs/Railings

- B, Riser height is greater than 8".
- B, Tread depth is less than 9".
- B, Uneven riser heights.
- B, Stairway width is less than 30".
- B, Stairway headroom is less than 6' 8".
- B, Improper rise and run.

2. Basement Floors

- B, Cracks in floor.

3. Foundation Walls

- B, Cracks in walls.
- B, Spalling in areas.

4. Evidence of Dampness or Staining

- C, Evidence of dampness and/or staining.
- C, Efflorescence on walls.

5. First Floor, Floor System

- B, Cracked, damaged, or deteriorated joists in areas.

6. Columns & Beams

- B, Decay at base of column.

7. Basement Sleeping Rooms

- C, Yes, there are basement bedrooms. See Bedroom Section for details.

8. Basement Plumbing Fixtures

- SC, Unvented fixture.
- C, Other Comment: - sink toilet

9. Sump Pumps

- NA, Not Applicable/Does Not Apply

10. Smoke Detectors / CO Detectors

- RRE, Missing CO Detector
- RRE, No detector in basement.

11. Basement Electrical Outlets/Fixtures

- B, Unsupported, loose outlet.
- B, Unprotected light (missing globe)
- B, NM wiring stapled to bottoms of floor joists.
- B, Unprotected NM wiring.
- B, Unsecured romex in areas.

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Electric

Amps: 100

Volts: 120/240

- 12. Electrical service installation
RRE, Repair/Replace: - no cover over 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

- 15. Floor Drains
B, Debris in drain.
- 16. Drain, Waste & Vent Piping
B, Some corrosion noted on waste pipe(s).
- 17. Water Supply Piping
B, Unsupported water piping. - corrosion on pipes
- 18. Gas Piping
M, Meets Minimum Requirements
- 19. Copper Water Line Visible on the Street Side of Water Meter
C, Water line is not visible. - floor covers pipe

Water heater

- 20. Water Heater & Installation
M, Meets Minimum Requirements
- 21. Water Heater Venting
M, Meets Minimum Requirements

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Heating

Heating System Type: forced air furnace

Heating System Venting Type: natural draft

- 22. Heating Plant Viewed in Operation
M, Meets Minimum Requirements
- 23. Heating Plant & Installation
M, Meets Minimum Requirements
- 24. Heating Plant Combustion Venting
M, Meets Minimum Requirements
- 25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures
NA, Not Applicable/Does Not Apply

Laundry

- 26. Gas Piping
M, Meets Minimum Requirements
- 27. Dryer Venting
B, Below Minimum Requirements: - damaged pipe
- 28. Plumbing Fixtures
M, Meets Minimum Requirements

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Kitchen

- 29. Walls and Ceiling Components
 - B, Damaged wall/ceiling.
 - B, Missing sheetrock.
- 30. Evidence of Dampness or Staining
 - C, Evidence of patching.
 - C, Evidence of dampness and/or staining.
- 31. Floor Condition
 - B, Damaged flooring.
- 32. Window Size & Openable Area
 - M, Meets Minimum Requirements
- 33. Window & Door Condition/Mechanical Venting
 - M, Meets Minimum Requirements
- 34. Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements
- 35. Plumbing Fixtures
 - M, Meets Minimum Requirements
- 36. Water Flow
 - RRE, Unable to properly test, the water is shut off. Reinspection required.
- 37. Gas Piping
 - C, Gas line/valve not visible.

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
 - M, Meets Minimum Requirements

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Bathroom (basement)

- 45. Walls & Ceiling Components
B, Damaged areas.
- 46. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 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
M, Meets Minimum Requirements
- 51. Plumbing Fixtures
B, Unvented plumbing fixture.
- 52. Water Flow
M, Meets Minimum Requirements

Bathroom (1st floor)

- 45. Walls & Ceiling Components
B, Damaged areas.
- 46. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 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
M, Meets Minimum Requirements
- 51. Plumbing Fixtures
B, Unvented plumbing fixture.
- 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, Damaged wall.
 - B, Damaged ceiling.
- 54. Evidence of Dampness or Staining
 - M, Meets Minimum Requirements
- 55. Floor Condition
 - M, Meets Minimum Requirements
- 56. Window & Door Condition
 - M, Meets Minimum Requirements
- 57. Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements
- 58. Stairs and Railings
 - B, Headroom less than 6'8".
- 59. Smoke Detectors /CO Detectors
 - M, Meets Minimum Requirements

Bedroom (2nd floor east)

- 60. Walls and Ceiling Components
 - B, Damaged/broken plaster.
- 61. Evidence of Dampness or Staining
 - M, Meets Minimum Requirements
- 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
 - M, Meets Minimum Requirements

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Bedroom (2nd floor west)

- 60. Walls and Ceiling Components
 B, Damaged/broken plaster.
- 61. Evidence of Dampness or Staining
 M, Meets Minimum Requirements
- 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
 M, Meets Minimum Requirements

Porch/Sunroom/Other

Not Applicable

Attic Space (1 foot by 1 foot hatch not able to view)

Attic Type: unfloored

Attic Is Accessible?: no

Estimated Attic Insulated Sq Ft: 280

- 72. Roof Boards & Rafters / Ventilation
 NA, Not Applicable/Does Not Apply
- 73. Evidence of Dampness or Staining
 NA, Not Applicable/Does Not Apply
- 74. Electrical Outlets & Fixtures
 NA, Not Applicable/Does Not Apply
- 75. Mechanical Venting
 NA, Not Applicable/Does Not Apply

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Exterior

Estimated number of single pane windows without storms: 3

Roof viewed from the ground

76. Foundation

- C, Trees growing near foundation.
- B, Cracked/damaged areas.

77. Basement Windows

- B, Deteriorated basement window(s).

78. Drainage (Grade) / Rainleaders

- B, Grade in areas does not allow surface water to drain away from building.

79. Exterior Walls

- B, Weathered/damaged/loose siding.

80. Doors (frames/storms/screens/deadbolt locks)

- B, Weathered/deteriorated door.

81. Windows (frames/storms/screens)

- B, Weathered/deteriorated windows.

82. Stoops

- B, Deteriorated/damaged step(s)/stair(s)

83. Cornice & Trim

- B, Damaged/missing/deteriorated fascia/soffit.

84. Roof Covering & Flashing

- B, Damaged/worn roofing material

85. Chimney

- B, Mortar missing on areas of chimney.

86. Electrical Outlets/Fixtures

- B, Light fixture lacks a globe.

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

- 89. Floors
 - B, Damaged/deteriorated components.
- 90. Walls
 - B, Weathered or damaged siding.
- 91. Roof/Ceiling
 - B, Weathered roofing.
- 92. Doors/Screens/Windows
 - B, Weathered door(s)/window(s).
- 93. Electrical Outlets/Fixtures
 - B, Lights/fixtures lack globes.

Garage

Not Applicable

Miscellaneous

- 99. Clutter/Sanitation/Vermin
 - SC, Excessive amount of clutter.
 - C, Other Comment: - vacant during this inspection
- 100. Other
 - M, Meets Minimum Requirements

Wall Insulation

Wall Insulation Depth: 1 inches

Wall Insulation Type: Cellulose

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Truth in Housing Repair Notification

City of Minneapolis - Truth in Sale of Housing
250 South 4th Street, Room 300
Minneapolis, MN 55415

Issued To:

NB Property 2 LLC Att David
1222 COMO AVE SE
Minneapolis, MN 55414

3/18/2025

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(1st floor fell to basement)	Missing CO Detector
10	Smoke Detectors / CO Detectors	Basement(1st floor fell to basement)	No detector in basement.
12	Electrical service installation	Electric	Repair/Replace: - no cover over panel
36	Water Flow	Kitchen	Unable to properly test, the water is shut off. Reinspection required.
52	Water Flow	Bathroom(1st floor)	Water off at time of evaluation. Re-inspection required.
87	Exterior Plumbing-Backflow Prevention	Exterior	Missing backflow preventers on exterior faucets (sillcocks).

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.

NONE

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.

NONE

Reinspection Process

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

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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 Center for Energy and Environment at 612-335-5884.

Energy Disclosure Report

Home Profile

Location:
1222 COMO AVE SE
Minneapolis, MN 55414

Year built: 1905

House sq. ft.: 1,376

Number of stories: 1.5

Visit Date: 3/18/25

How it Works

The energy score for your home is similar to MPG for a car, but it evaluates the energy performance of the home. The higher the home scores, the lower your energy bills will be.

Improve your score by completing the energy improvements below. Homes with the highest scores typically sell for 2-6% more.**

When you are ready to begin, contact an Energy Advisor at 651-328-6225. They can answer questions and connect you to helpful resources.

Financing and rebates are available from the City of Minneapolis and CenterPoint Energy to help you complete these energy improvements.

Energy Score



Home Energy Summary

Your home is not energy efficient. This results in a lot of wasted energy when trying to heat and cool your home, which leads to higher energy bills. You have significant opportunities to increase your home's comfort and make cost-effective energy improvements. To learn more visit mncee.org/TISH or contact an Energy Advisor.

	Energy Improvements <i>(by priority)</i>	Improvement Points	Typical Cost	Incentives Up To	Yearly Bill Savings
Heating System	Upgrade your furnace	25	\$5,000–\$6,200	\$1,000 rebate; \$600 tax credit	\$150–\$300
Attic Insulation	Air seal and insulate your attic	21	\$2,000–\$6,000	\$2,600 rebate; \$2,000 tax credit	\$150–\$300
Wall Insulation	Insulate your exterior walls	16	\$2,500–\$4,500	\$3,000 rebate; \$2,000 tax credit	\$200–\$400
Storm Windows	Add a storm window to your single-pane windows	2	\$200 per window	—————	\$6–\$8 per window



Next Step:

Contact an Energy Advisor



Mike



Kat

651-328-6225 or
energydisclosure@mncee.org
mncee.org/TISH

An Energy Advisor can help:



Answer your questions



Connect you to financing and utility rebates



Refer you to trusted contractors

The energy advisor service is provided by CEE with funding from CenterPoint Energy.

Prioritized Energy Improvements

Current furnace efficiency:

65-70%

Recommended efficiency:

96% or better

Heating System

25 improvement points

The furnace is older than the typical 20-year service lifespan, not energy efficient, and risks leaking carbon monoxide. Replace it with a high-efficiency furnace for improved energy savings, comfort, and safety.

You can install a heat pump at the same time as a new furnace. A heat pump provides high-efficiency heating and cooling. A heat pump plus a furnace (called a dual fuel or hybrid system) can significantly reduce household emissions. Visit electrifyeverythingmn.org to learn more about equipment options that benefit indoor air quality and the climate.

Typical Furnace Cost:*

\$5,000–\$6,200

Yearly Bill Savings:*

\$150–\$300

Incentives Up To:

\$1,000 rebate;
\$600 tax credit

Current attic insulation depth:

No access

Recommended attic insulation depth:

16 inches

Attic Insulation

21 improvement points

Air seal and insulate your attic to improve the comfort of your home. I was not able to fully inspect your attic. However, research indicates that homes of a similar age and construction typically are not properly insulated or air-sealed. This can be especially true with half story homes like yours. Do this work to prevent ice dams, lower energy bills and increase your home's comfort and durability. Contact an Energy Advisor to learn more and get help with next steps.

Typical Cost:*

\$2,000–\$6,000

Yearly Bill Savings:*

\$150–\$300

Incentives Up To:

\$2,600 rebate;
\$2,000 tax credit

Current wall insulation depth:

1 inches

Recommended wall insulation depth:

3.5 inches

Wall Insulation

16 improvement points

Insulate your walls. Walls with little insulation are cold and drafty. Dense packing your walls with insulation will reduce home drafts and improve home comfort. This will also reduce energy waste and save money. Contact an Energy Advisor to learn more and get help with next steps.

Typical Cost:*

\$2,500–\$4,500

Yearly Bill Savings:*

\$200–\$400

Incentives Up To:

\$3,000 rebate;
\$2,000 tax credit

Single-paned windows without storms:

Current number: 3

Recommended number:

0

Storm Windows

2 improvement points

Install a storm window on the exterior of single-pane windows to cost-effectively reduce your energy usage. Although generally not justified by the energy savings alone, you may also consider replacing single-pane windows with double-paned, high efficiency, ENERGY STAR rated windows.

Typical Cost:*

\$200 per window

Yearly Bill Savings:*

\$6–\$8 per window

Incentives Up To:

n/a

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* The typical cost for each project is calculated by taking the average of thousands of homes of a similar age and construction. The estimated savings is the average reported savings for homes that received a utility rebate. Actual cost and savings may vary. Please contact an Energy Advisor if you have questions.

** Multiple studies referenced by the U.S. Department of Energy show that homes that are labeled as energy efficient sell for 2-6% more.