

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: 1726 JAMES AVE N Minneapolis, MN



Current Owner Name: 1726 James Ave N Land Trust

Contact: 1726 James Ave N Land Trust

Owner Address: 13570 Grove Drive, #224
Maple Grove, MN 55311

Business/Relationship:
Phone Number:

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

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

Observed Number of Units: 2

City Reference as: 2

Building Type: Duplex/Multiplex

Zoning: UN2

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: Dan Brausen

Phone: 651-483-8407

Evaluation Date: 6/25/2024

Signature: Dan Brausen

Evaluation #: 20242701

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Unit Lower

Basement

1. Basement Stairs/Railings
 - B, Stairway headroom is less than 6' 8".
 - B, Below Minimum Requirements: - Handraill not full length.
2. Basement Floors
 - C, Other Comment: - Stored items and rugs restrict view.
3. Foundation Walls
 - B, Cracks in walls.
4. Evidence of Dampness or Staining
 - C, Other Comment: - Foundation stains noted in areas.
5. First Floor, Floor System
 - B, Missing joist hangers and/or joist hanger nails.
6. Columns & Beams
 - M, Meets Minimum Requirements
7. Basement Sleeping Rooms
 - C, There are no basement bedrooms.
8. Basement Plumbing Fixtures
 - M, Meets Minimum Requirements
9. Sump Pumps
 - M, Meets Minimum Requirements
10. Smoke Detectors / CO Detectors
 - M, Meets Minimum Requirements
11. Basement Electrical Outlets/Fixtures
 - B, Below Minimum Requirements: - Improperly routed/shielded NM wiring in areas.
 - C, Other Comment: - Knob and Tube wiring components noted.

Electric

Amps: 100

Volts: 110/220

12. Electrical service installation
 - B, Service panel not (fully) indexed.
13. Separate 20-amp Kitchen Circuit indexed at Service Panel
 - M, Meets Minimum Requirements
14. Separate 20-amp Laundry Circuit indexed at Service Panel
 - C, Separate 20-amp laundry circuit is not indexed at service panel

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Plumbing

- 15. Floor Drains
M, Meets Minimum Requirements
- 16. Drain, Waste & Vent Piping
B, Below Minimum Requirements: - improper repairs to DWV piping.
- 17. Water Supply Piping
M, Meets Minimum Requirements
- 18. Gas Piping
M, Meets Minimum Requirements
- 19. Copper Water Line Visible on the Street Side of Water Meter
M, Meets Minimum Requirements

Water heater

- 20. Water Heater & Installation
M, Meets Minimum Requirements
- 21. Water Heater Venting
B, Missing screws on flue (three per joint required).

Heating

Heating System Type: pumped boiler

Heating System Venting Type: natural draft

- 22. Heating Plant Viewed in Operation
M, Meets Minimum Requirements
- 23. Heating Plant & Installation
B, Below Minimum Requirements: - Scale/corrosion noted in burn chamber.
- 24. Heating Plant Combustion Venting
B, Missing screws on flue (three per joint required).
- 25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures
M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Laundry

- 26. Gas Piping
M, Meets Minimum Requirements
- 27. Dryer Venting
M, Meets Minimum Requirements
- 28. Plumbing Fixtures
RRE, Missing backflow preventer on laundry tub faucet threaded end.

Kitchen

- 29. Walls and Ceiling Components
M, Meets Minimum Requirements
- 30. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 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
SC, Missing cover plate(s).
B, Below Minimum Requirements: - No sink counter receptacle provided. Less than 2 countertop receptacles provided.
RRE, Repair/Replace: - Damaged outlet.
- 35. Plumbing Fixtures
M, Meets Minimum Requirements
- 36. Water Flow
M, Meets Minimum Requirements
- 37. Gas Piping
M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Dining Room/Living Room

- 38. Walls and Ceiling Components
 B, Damaged/broken plaster.
- 39. Evidence of Dampness or Staining
 M, Meets Minimum Requirements
- 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
 C, Other Comment: - Furnishings and stored items restrict access to some possible receptacle locations.

Bathroom

- 45. Walls & Ceiling Components
 B, Cracked and chipping plaster.
- 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, Improper flexible waste line. - (basin sink)
- 52. Water Flow
 M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Hallways/Stairwells

53. Walls and Ceiling Components

M, Meets Minimum Requirements

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

NA, Not Applicable/Does Not Apply

59. Smoke Detectors /CO Detectors

RRE, Missing CO detector. - CO detectors are required within 10' of every bedroom access.

Bedroom (NE)

60. Walls and Ceiling Components

B, Damaged areas.

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

C, Other Comment: - Furnishings and stored items restrict access to some possible receptacle locations.

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Bedroom (SE)

60. Walls and Ceiling Components

M, Meets Minimum Requirements

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

SC, Missing cover plates.

C, Other Comment: - Furnishings and stored items restrict access to some possible receptacle locations.

Bedroom (SW)

60. Walls and Ceiling Components

M, Meets Minimum Requirements

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

C, Other Comment: - Furnishings and stored items restrict access to some possible receptacle locations.

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Porch/Sunroom/Other

67. Walls and Ceiling Components

M, Meets Minimum Requirements

68. Evidence of Dampness or Staining

M, Meets Minimum Requirements

69. Floor Condition, Area & Ceiling Height

M, Meets Minimum Requirements

70. Window & Door Condition

M, Meets Minimum Requirements

71. Electrical Outlets/Fixtures

C, Other Comment: - Stored items restrict access to some possible receptacle locations.

Attic Space

Attic Type: floored

Attic Is Accessible?: yes

Attic Insulation Depth: 10 inches

Attic Insulation Type: Fiberglass

Estimated Attic Insulated Sq Ft: 1300

72. Roof Boards & Rafters / Ventilation

M, Meets Minimum Requirements

73. Evidence of Dampness or Staining

M, Meets Minimum Requirements

74. Electrical Outlets & Fixtures

C, Other Comment: - Insulation restrict view.

75. Mechanical Venting

C, Other Comment: - Restricted view.

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Exterior

Estimated number of single pane windows without storms: 0

76. Foundation

C, Concealed by brick.

77. Basement Windows

C, Other Comment: - Vegetation restricts view in areas.

78. Drainage (Grade) / Rainleaders

B, Below Minimum Requirements: - Walks cracked/settled in areas. Grade in areas does not promote proper drainage.

79. Exterior Walls

M, Meets Minimum Requirements

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

M, Meets Minimum Requirements

81. Windows (frames/storms/screens)

M, Meets Minimum Requirements

82. Stoops

B, Below Minimum Requirements: - Riser height(s) greater than 8". Uneven risers. Guardrail less than 36". Front steps cracked/damaged.

83. Cornice & Trim

B, Below Minimum Requirements: - Missing soffit cladding components.

84. Roof Covering & Flashing

C, Other Comment: - Stains in areas.

85. Chimney

C, Can't fully view from ground.

86. Electrical Outlets/Fixtures

SC, Suggested Correction: - Missing insulator(s) on service splices.

87. Exterior Plumbing-Backflow Prevention

M, Meets Minimum Requirements

88. Two-Family Dwelling Egress

M, Meets Minimum Requirements

Open/Unheated Porch

Not Applicable

Garage

Not Applicable

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Miscellaneous

- 99. Clutter/Sanitation/Vermin
M, Meets Minimum Requirements
- 100. Other
M, Meets Minimum Requirements

Wall Insulation

- Wall Insulation Depth:** 1 inches
- Wall Insulation Type:** Straw

Unit Upper

Basement

Not Applicable

Electric

- Amps:** 100
- Volts:** 110/220
- 12. Electrical service installation
B, Service panel not (fully) indexed.
- 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

Not Applicable

Water heater

- 20. Water Heater & Installation
RRP, Water heater 3 yrs old or less (as of report date) must be totally brought up to code, including gas shut-off valve and drip tee. Plumbing permit required.
- 21. Water Heater Venting
B, Missing screws on flue (three per joint required).

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Heating

Heating System Type: pumped boiler

Heating System Venting Type: natural draft

- 22. Heating Plant Viewed in Operation
M, Meets Minimum Requirements
- 23. Heating Plant & Installation
B, Below Minimum Requirements: - Scale/corrosion noted in burn chamber.
- 24. Heating Plant Combustion Venting
B, Missing screws on flue (three per joint required).
- 25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures
M, Meets Minimum Requirements

Laundry

Not Applicable

Kitchen

- 29. Walls and Ceiling Components
M, Meets Minimum Requirements
- 30. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 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
M, Meets Minimum Requirements
- 35. Plumbing Fixtures
M, Meets Minimum Requirements
- 36. Water Flow
M, Meets Minimum Requirements
- 37. Gas Piping
C, Other Comment: - Stove in use - unable to access gas line connection.

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Dining Room/Living Room

38. Walls and Ceiling Components

M, Meets Minimum Requirements

39. Evidence of Dampness or Staining

M, Meets Minimum Requirements

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

C, Other Comment: - Furnishings and stored items restrict access to some possible receptacle locations.

Bathroom

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

M, Meets Minimum Requirements

52. Water Flow

M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Hallways/Stairwells

53. Walls and Ceiling Components

M, Meets Minimum Requirements

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".

B, Below Minimum Requirements: - Handrail not full length. Riser height greater than 8": Uneven risers.

59. Smoke Detectors /CO Detectors

RRE, Missing CO detector. - CO detectors are required within 10' of every bedroom access. (front porch room area)

Bedroom (NE)

60. Walls and Ceiling Components

M, Meets Minimum Requirements

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

C, Other Comment: - Furnishings and stored items restrict access to some possible receptacle locations.

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Bedroom (SE)

60. Walls and Ceiling Components

M, Meets Minimum Requirements

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

C, Other Comment: - Furnishings and stored items restrict access to some possible receptacle locations.

Bedroom (SW)

60. Walls and Ceiling Components

M, Meets Minimum Requirements

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

C, Other Comment: - Furnishings and stored items restrict access to some possible receptacle locations.

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Porch/Sunroom/Other

67. Walls and Ceiling Components

M, Meets Minimum Requirements

68. Evidence of Dampness or Staining

M, Meets Minimum Requirements

69. Floor Condition, Area & Ceiling Height

M, Meets Minimum Requirements

70. Window & Door Condition

M, Meets Minimum Requirements

71. Electrical Outlets/Fixtures

C, Other Comment: - Stored items restrict access to some possible receptacle locations.

Attic Space

Not Applicable

Exterior

Not Applicable

Open/Unheated Porch

89. Floors

M, Meets Minimum Requirements

90. Walls

M, Meets Minimum Requirements

91. Roof/Ceiling

M, Meets Minimum Requirements

92. Doors/Screens/Windows

M, Meets Minimum Requirements

93. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

Garage

Not Applicable

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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".

Miscellaneous

99. Clutter/Sanitation/Vermin

M, Meets Minimum Requirements

100. Other

M, Meets Minimum Requirements

Wall Insulation

Not Applicable

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



Truth in Housing Repair Notification

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

Issued To:

6/25/2024

1726 James Ave N Land Trust
13570 Grove Drive, #224
Maple Grove, MN 55311

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
28	Plumbing Fixtures	Lower - Laundry	Missing backflow preventer on laundry tub faucet threaded end.
34	Electrical Outlets/Fixtures	Lower - Kitchen	Repair/Replace: - Damaged outlet.
59	Smoke Detectors /CO Detectors	Lower - Hallways/Stairwells	Missing CO detector. - CO detectors are required within 10' of every bedroom access.
59	Smoke Detectors /CO Detectors	Upper - Hallways/Stairwells	Missing CO detector. - CO detectors are required within 10' of every bedroom access. (front porch room area)

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.

ID	Description	Area	Comment
20	Water Heater & Installation	Upper - Water heater	Water heater 3 yrs old or less (as of report date) must be totally brought up to code, including gas shut-off valve and drip tee. Plumbing permit required.

Reinspection Process

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

Evaluator Name: Dan Brausen

Evaluation Date: 6/25/2024

Page 17 of 18

Evaluation #: 20242701

Truth in Sale of Housing Disclosure Report

Address: 1726 JAMES AVE N Minneapolis, MN



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:
1726 JAMES AVE N
Minneapolis, MN 55411

Year built: 1916

House sq. ft.: 4,200

Number of stories: 2

Visit Date: 6/25/24

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 (by priority)	Improvement Points	Typical Cost	Incentives Up To	Yearly Bill Savings
Wall Insulation	Insulate your exterior walls	36	\$4,500-\$7,000	\$3,000 rebate; \$2,000 tax credit	\$200-\$400
Heating System	Upgrade your boiler	27	\$9,000- \$11,000	\$500 rebate; \$600 tax credit	\$150-\$300
Attic Insulation	Energy Badge earned! Your home has efficient attic insulation	2	_____	_____	_____
Storm Windows	All single-pane windows have storm windows.	_____	_____	_____	_____



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 wall insulation depth:
1 inches

Recommended wall insulation depth: 3.5 inches

Wall Insulation

36 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:*

\$4,500–\$7,000

Yearly Bill Savings:*

\$200–\$400

Incentives Up To:

\$3,000 rebate;

\$2,000 tax credit

Current boiler efficiency:
65-70%

Recommended efficiency:
91% or better

Heating System

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

Also consider installing a heat pump for energy efficient cooling and supplemental heating. A heat pump plus a boiler can significantly reduce household emissions. Visit electrifyeverythingmn.org to learn more about equipment options that benefit indoor air quality and the climate.

Typical Boiler Cost:*

\$9,000–\$11,000

Yearly Bill Savings:*

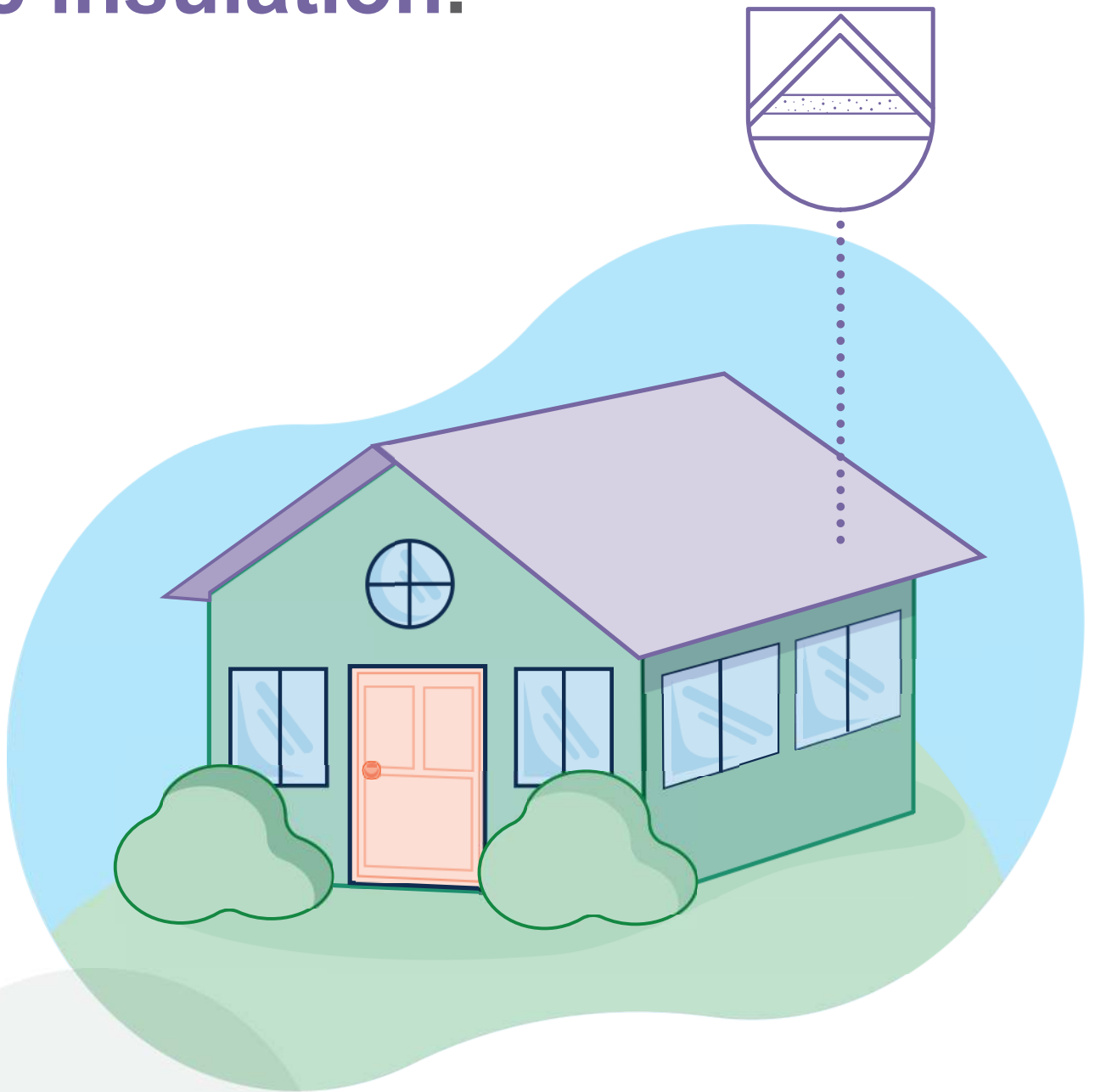
\$150–\$300

Incentives Up To:

\$500 rebate;

\$600 tax credit

This home has energy efficient attic insulation.



Benefits

Lower energy bills

Improved home durability



This home has energy efficient attic insulation.

The energy inspection of this home found efficient levels of attic insulation. The benefits include:

Lower energy bills — efficient attic insulation saves up to \$300 a year on heating and cooling.

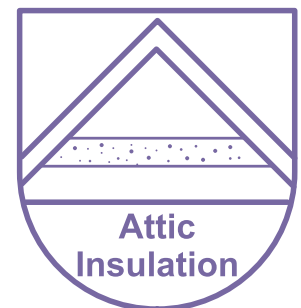
Improved home durability — efficient attic insulation helps prevent ice dams.

For more information visit mncee.org/tish.

Curious about additional ways to save energy in your home?
Contact an Energy Advisor today.

651-328-6225 or energydisclosure@mncee.org

Energy Badge Earned



Energy Badges are delivered by Center For Energy And Environment, a local energy nonprofit.