

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: 1420 RUSSELL AVE N Minneapolis, MN



Current Owner Name: 1420 Russell Ave N Land Trust

Contact: 1420 Russell Ave N Land Trust

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

Business/Relationship:
Phone Number: 763-639-7544

***** 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: UN2

Local Historic Designation: No

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

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 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: 6/26/2024

Signature: Dan Brausen

Evaluation #: 20242709

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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, Stairway headroom is less than 6' 8".
 - B, Missing guardrail on open side of stairs.
2. Basement Floors
 - B, Cracks in floor.
3. Foundation Walls
 - M, Meets Minimum Requirements
4. Evidence of Dampness or Staining
 - C, Other Comment: - Foundation stains noted in areas.
5. First Floor, Floor System
 - M, Meets Minimum Requirements
6. Columns & Beams
 - M, Meets Minimum Requirements
7. Basement Sleeping Rooms
 - C, There are no basement bedrooms.
8. Basement Plumbing Fixtures
 - NA, Not Applicable/Does Not Apply
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.

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

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Plumbing

- 15. Floor Drains
C, Other Comment: - No floor drain located.
- 16. Drain, Waste & Vent Piping
C, Main cleanout not located.
- 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
M, Meets Minimum Requirements

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
M, Meets Minimum Requirements
- 25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures
M, Meets Minimum Requirements

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Laundry

- 26. Gas Piping
B, Below Minimum Requirements: - No sediment drip tee on gas line to dryer.
- 27. Dryer Venting
M, Meets Minimum Requirements
- 28. Plumbing Fixtures
M, Meets Minimum Requirements

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
SC, Missing anti-tip bracket on stove.

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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 (Main)

45. Walls & Ceiling Components

M, Meets Minimum Requirements

46. Evidence of Dampness or Staining

M, Meets Minimum Requirements

47. Floor Condition

C, Other Comment: - Cracked floor tile.

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

RRE, Improper air gap or toilet. CL (critical line) line must be 1" above top of over flow tube.

52. Water Flow

M, Meets Minimum Requirements

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Bathroom (2nd)

- 45. Walls & Ceiling Components
M, Meets Minimum Requirements
- 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
RRE, Improper air gap or toilet. CL (critical line) line must be 1" above top of over flow tube.
- 52. Water Flow
M, Meets Minimum Requirements

Hallways/Stairwells

- 53. Walls and Ceiling Components
B, Below Minimum Requirements: - Plaster cracks.
- 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

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Bedroom (Main)

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 (2nd East)

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.

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Bedroom (2nd South)

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 (2nd West)

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.

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Porch/Sunroom/Other (Main Front)

- 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
M, Meets Minimum Requirements

Porch/Sunroom/Other (Main Rear)

- 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.

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Attic Space

Attic Type: peak

Attic Is Accessible?: yes

Attic Insulation Depth: 4 inches

Attic Insulation Type: Vermiculite

Estimated Attic Insulated Sq Ft: 320

- 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
NA, Not Applicable/Does Not Apply

Attic Space

Attic Type: slant

Attic Is Accessible?: no

Estimated Attic Insulated Sq Ft: 300

- 72. Roof Boards & Rafters / Ventilation
C, Other Comment: - Area is not accessible.
- 73. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 74. Electrical Outlets & Fixtures
M, Meets Minimum Requirements
- 75. Mechanical Venting
M, Meets Minimum Requirements

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Attic Space

Attic Type: kneewall

Attic Is Accessible?: no

Estimated Attic Insulated Sq Ft: 300

72. Roof Boards & Rafters / Ventilation

C, Other Comment: - Area is not accessible.

73. Evidence of Dampness or Staining

M, Meets Minimum Requirements

74. Electrical Outlets & Fixtures

M, Meets Minimum Requirements

75. Mechanical Venting

M, Meets Minimum Requirements

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Exterior

Estimated number of single pane windows without storms: 0

76. Foundation

C, Other Comment: - Deck restricts view.

77. Basement Windows

B, Peeling paint.

78. Drainage (Grade) / Rainleaders

C, Other Comment: - Landscaping restricts view.

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: - Weathered deck components.

83. Cornice & Trim

M, Meets Minimum Requirements

84. Roof Covering & Flashing

M, Meets Minimum Requirements

85. Chimney

B, Mortar missing on areas of chimney.

C, No visible metal liner.

86. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

87. Exterior Plumbing-Backflow Prevention

M, Meets Minimum Requirements

88. Two-Family Dwelling Egress

NA, Not Applicable/Does Not Apply

Open/Unheated Porch

Not Applicable

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Garage

- 94. Roof Structure & Covering
M, Meets Minimum Requirements
- 95. Wall Structure & Covering
B, Below Minimum Requirements: - Slab cracked/displaced in areas.
- 96. Garage Doors
M, Meets Minimum Requirements
- 97. Automatic Garage Door Opener
M, Meets Minimum Requirements
- 98. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

Miscellaneous

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

Wall Insulation

- Wall Insulation Depth:** 0 inches
- Wall Insulation Type:** None

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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:

6/26/2024

1420 Russell 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
51	Plumbing Fixtures	Bathroom(Main)	Improper air gap or toilet. CL (critical line) line must be 1" above top of over flow tube.
51	Plumbing Fixtures	Bathroom(2nd)	Improper air gap or toilet. CL (critical line) line must be 1" above top of over flow tube.

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.

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:

Evaluator Name: Dan Brausen

Evaluation Date: 6/26/2024

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Evaluation #: 20242709

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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:
1420 RUSSELL AVE N
Minneapolis, MN 55411

Year built: 1915

House sq. ft.: 2,459

Number of stories: 1.75

Visit Date: 6/26/24

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 <i>(by priority)</i>	Improvement Points	Typical Cost	Incentives Up To	Yearly Bill Savings
Wall Insulation	Insulate your exterior walls	29	\$3,000–\$6,000	\$3,000 rebate; \$2,000 tax credit	\$200–\$400
Heating System	Upgrade your boiler	28	\$9,000– \$11,000	\$500 rebate; \$600 tax credit	\$150–\$300
Attic Insulation	Air seal and insulate your attic	19	\$3,000–\$6,000	\$2,600 rebate; \$2,000 tax credit	\$150–\$300
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:
0 inches

Recommended wall insulation depth: 3.5 inches

Wall Insulation

29 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:*

\$3,000–\$6,000

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

28 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

Current attic insulation depth:
1 inches

Recommended attic insulation depth: 16 inches

Attic Insulation

19 improvement points

Air seal and insulate your attic to improve the comfort of your home. Air leaks allow air from inside your house to enter the attic, potentially causing comfort issues, ice dams and moisture issues. This can be especially true with half story homes like yours. Sealing these leaks and adding insulation will improve your home's durability and save energy. Contact an Energy Advisor to learn more and get help with next steps.

Typical Cost:*

\$3,000–\$6,000

Yearly Bill Savings:*

\$150–\$300

Incentives Up To:

\$2,600 rebate;

\$2,000 tax credit