

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: 1225 7TH ST SE Minneapolis, MN



Current Owner Name: DIANE M KEPNER/Gordon TRUST

Contact: DIANE M KEPNER/Gordon TRUST

Owner Address: 1225 7TH ST SE
Minneapolis, MN 55414

Business/Relationship:
Phone Number: 000-000-0000

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

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: Don Doty

Phone: 952-544-8141

Evaluation Date: 8/22/2024

Signature: Don Doty

Evaluation #: 20243708

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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
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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

Finished off/areas concealed, unable to fully evaluate - walls/floor/ceilings

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, Stairway headroom is less than 6' 8".
2. Basement Floors
 - M, Meets Minimum Requirements
3. Foundation Walls
 - B, Spalling in areas.
4. Evidence of Dampness or Staining
 - C, Evidence of past dampness and/or staining.
5. First Floor, Floor System
 - M, Meets Minimum Requirements
6. Columns & Beams
 - M, Meets Minimum Requirements
7. Basement Sleeping Rooms
 - NA, Not Applicable/Does Not Apply
8. Basement Plumbing Fixtures
 - SC, Unvented fixture.
 - C, Other Comment: - toilet/sink/shower
9. Sump Pumps
 - NA, Not Applicable/Does Not Apply
10. Smoke Detectors / CO Detectors
 - M, Meets Minimum Requirements
11. Basement Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements

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Electric

Amps: 100

Volts: 110/220

- 12. Electrical service installation
M, Meets Minimum Requirements
- 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
M, Meets Minimum Requirements
- 16. Drain, Waste & Vent Piping
B, Some corrosion noted on waste pipe(s).
- 17. Water Supply Piping
B, Unsupported water piping. - floor covers most of pipe
- 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 most of 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: pumped boiler

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
NA, Not Applicable/Does Not Apply - electric
- 27. Dryer Venting
M, Meets Minimum Requirements
- 28. Plumbing Fixtures
M, Meets Minimum Requirements

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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, Gas line/valve not visible. - built in type

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
M, Meets Minimum Requirements

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Bathroom (basement)

- 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
B, Unvented plumbing fixture.
- 52. Water Flow
M, Meets Minimum Requirements

Bathroom (1st floor)

- 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
M, Meets Minimum Requirements
- 52. Water Flow
M, Meets Minimum Requirements

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Bathroom (2nd floor)

- 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
M, Meets Minimum Requirements
- 52. Water Flow
M, Meets Minimum Requirements

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".
- 59. Smoke Detectors /CO Detectors
M, Meets Minimum Requirements

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Bedroom (2nd floor 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
M, Meets Minimum Requirements

Bedroom (2nd floor 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
M, Meets Minimum Requirements

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Bedroom (2nd floor north)

- 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
M, Meets Minimum Requirements

Bedroom (2nd floor 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
M, Meets Minimum Requirements

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Bedroom (3rd floor)

- 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
M, Meets Minimum Requirements

Bedroom (3rd floor)

- 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
M, Meets Minimum Requirements

Porch/Sunroom/Other

Not Applicable

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Attic Space (limited to view)

Attic Type: kneewall

Attic Is Accessible?: yes

Attic Insulation Depth: 8 inches

Attic Insulation Type: Mineral Wool

Estimated Attic Insulated Sq Ft: 790

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

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Exterior

Estimated number of single pane windows without storms: 0

Roof viewed from the ground

- 76. Foundation
 - C, Concealed by stucco/plaster.
- 77. Basement Windows
 - B, Deteriorated basement window(s).
- 78. Drainage (Grade) / Rainleaders
 - C, Other Comment: - flat areas
- 79. Exterior Walls
 - B, Below Minimum Requirements: - small stucco cracks
- 80. Doors (frames/storms/screens/deadbolt locks)
 - B, Missing storm door.
- 81. Windows (frames/storms/screens)
 - B, Weathered/deteriorated windows.
- 82. Stoops
 - M, Meets Minimum Requirements
- 83. Cornice & Trim
 - B, Weathered in areas.
- 84. Roof Covering & Flashing
 - C, Portions of roof are not visible. - low pitch not fully viewed
- 85. Chimney
 - B, Mortar missing on areas of chimney.
- 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

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Open/Unheated Porch (front)

- 89. Floors
 - M, Meets Minimum Requirements
- 90. Walls
 - C, Stucco cracks.
- 91. Roof/Ceiling
 - C, Other Comment: - low pitch roof not able to view
- 92. Doors/Screens/Windows
 - B, Weathered door(s)/window(s).
- 93. Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements

Open/Unheated Porch (back)

- 89. Floors
 - M, Meets Minimum Requirements
- 90. Walls
 - C, Stucco cracks.
- 91. Roof/Ceiling
 - C, Other Comment: - low pitch roof not able to view
- 92. Doors/Screens/Windows
 - B, Weathered door(s)/window(s).
- 93. Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements

Garage

- 94. Roof Structure & Covering
 - M, Meets Minimum Requirements
- 95. Wall Structure & Covering
 - B, Stucco cracked/damaged.
- 96. Garage Doors
 - B, Weathered/deteriorated overhead door(s).
- 97. Automatic Garage Door Opener
 - M, Meets Minimum Requirements
- 98. Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements

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Miscellaneous

99. Clutter/Sanitation/Vermin

M, Meets Minimum Requirements

100. Other

M, Meets Minimum Requirements

Wall Insulation

Wall Insulation Depth: 2 inches

Wall Insulation Type: Mineral Wool

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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:

8/22/2024

DIANE M KEPNER/Gordon
TRUST
1225 7TH ST SE
Minneapolis, MN 55414

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

NONE

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:

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.

Truth in Sale of Housing Disclosure Report

Address: 1225 7TH ST SE Minneapolis, MN



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:

1225 7TH ST SE
Minneapolis, MN 55414

Year built: 1903

House sq. ft.: 2,560

Number of stories: 2.5

Visit Date: 8/22/24

How it Works

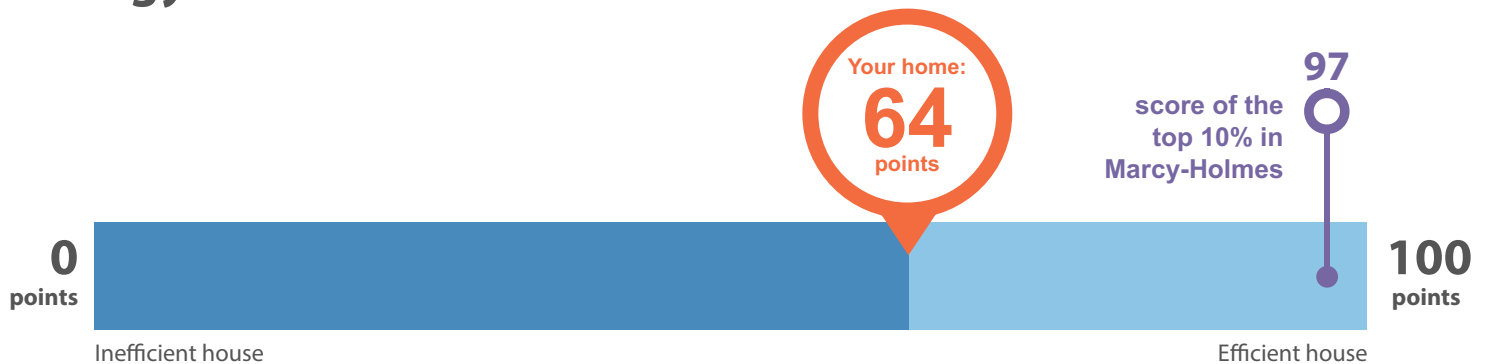
The energy score for your home is similar to MPG for a car, but it evaluates the energy performance of the home. The higher the home scores, the lower your energy bills will be.

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 less energy efficient than most homes in Minneapolis. You have multiple opportunities to increase your home's comfort and decrease energy bills by making 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 boiler	26	\$9,000– \$11,000	\$500 rebate; \$600 tax credit	\$150–\$300
Wall Insulation	Insulate your exterior walls when remodeling	9	\$3,500–\$6,500	—————	\$200–\$400
Attic Insulation	Energy Badge earned! Your home has efficient attic insulation	1	—————	—————	—————
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 boiler efficiency:

65-70%

Recommended efficiency:

91% or better

Heating System

26 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 wall insulation depth:

2 inches

Recommended wall insulation depth:

3.5 inches

Wall Insulation

9 improvement points

When remodeling, consider adding more wall insulation. Although there is room for improvement upgrading your wall insulation would not be cost-effective based on energy savings alone. However, if you plan to remodel you should ask your contractor about adding additional wall insulation.

Typical Cost:*

\$3,500–\$6,500

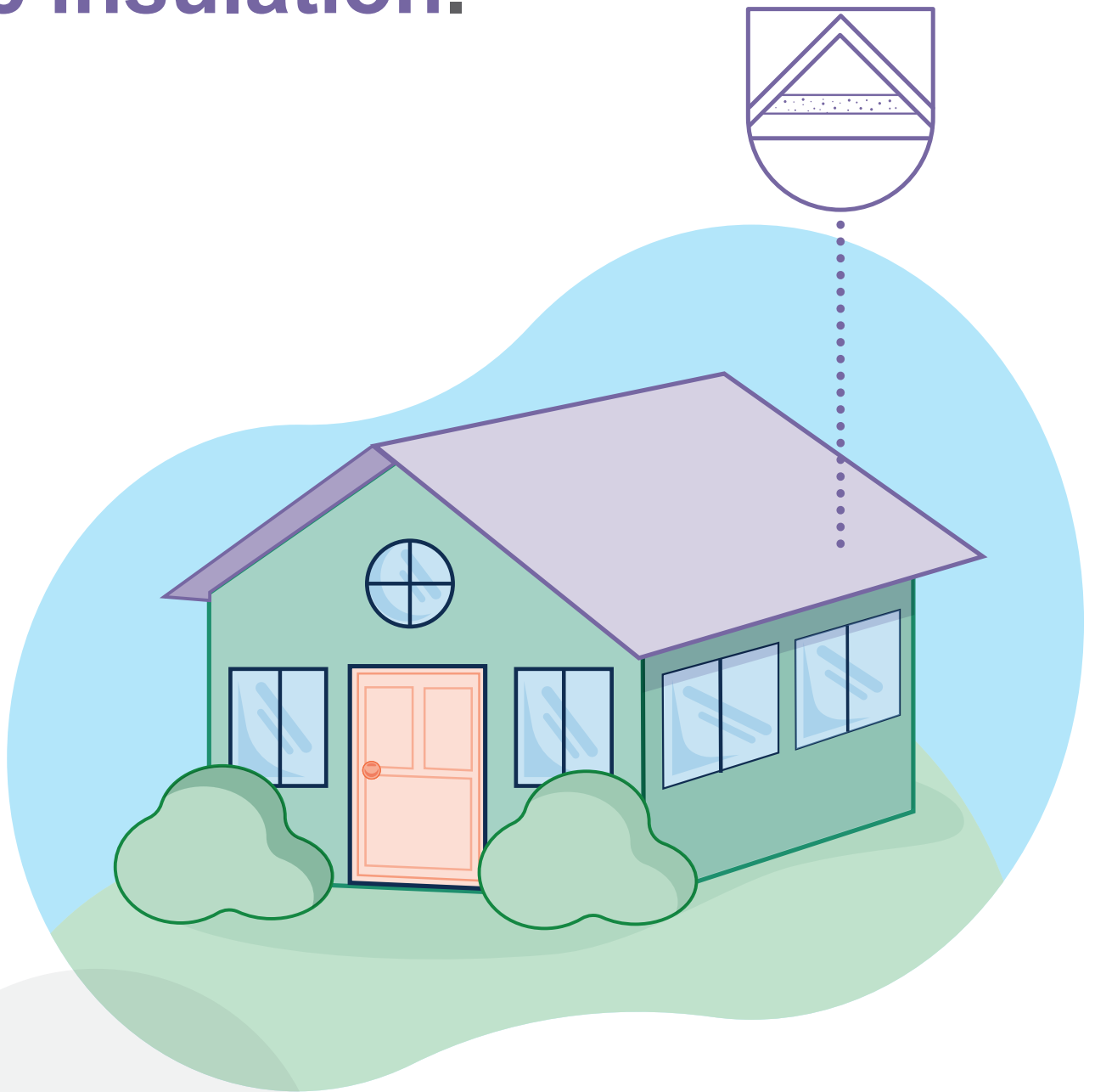
Yearly Bill Savings:*

\$200–\$400

Incentives Up To:

n/a

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.