

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: 915 21ST AVE SE Minneapolis, MN



Current Owner Name: Jason Markkula

Contact: Jason Markkula

Owner Address: 915 21ST AVE 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: R1A

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: 5/11/2022

Signature: Don Doty

Evaluation #: 20222684

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M :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction
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Basement

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

Limited view due to stored items - inspection was viewed from paths of stored items

1. Basement Stairs/Railings
B, Stairway headroom is less than 6' 8".
2. Basement Floors
B, Cracks in floor.
3. Foundation Walls
B, Cracks in walls.
4. Evidence of Dampness or Staining
C, Evidence of past dampness and/or staining.
5. First Floor, Floor System
C, Other Comment: - covered areas
6. Columns & Beams
C, Other Comment: - covered areas
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: - 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

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

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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. - corrosion on pipes
- 18. Gas Piping
B, Gas appliance lacks a drip-tee.
- 19. Copper Water Line Visible on the Street Side of Water Meter
C, Water line not viewed due to stored items.

Water heater

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

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

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Laundry

- 26. Gas Piping
M, Meets Minimum Requirements
- 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
NA, Not Applicable/Does Not Apply - electric

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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
M, Meets Minimum Requirements

Bathroom

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

Bedroom (basement)

- 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 (1st 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

Bedroom (1st 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
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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

Porch/Sunroom/Other

Not Applicable

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Attic Space

Attic Type: kneewall

Attic Is Accessible?: yes

Attic Insulation Depth: 6 inches

Attic Insulation Type: Mineral Wool

Estimated Attic Insulated Sq Ft: 230

- 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

Exterior

Estimated number of single pane windows without storms: 0

Roof viewed from the ground

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76. Foundation

- B, Damaged/missing mortar.
- B, Cracked/damaged areas.
- B, Cracks in stucco.

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.
- B, Walks settled in areas.
- B, Damaged/cracked sidewalk(s).
- B, Window wells not sealed to foundation.

79. Exterior Walls

- B, Below Minimum Requirements: - small stucco cracks/ patched areas

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)
- B, Front steps settled.
- B, Side/rear steps settles.
- B, Side/rear steps settled.
- B, Improper rise & run.
- B, Missing/damaged mortar/cement.

83. Cornice & Trim

- B, Weathered in areas.

84. Roof Covering & Flashing

- M, Meets Minimum Requirements

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

- 89. Floors
 - B, Damaged/deteriorated components.
- 90. Walls
 - C, Stucco cracks.
- 91. Roof/Ceiling
 - M, Meets Minimum Requirements
- 92. Doors/Screens/Windows
 - B, Weathered door(s)/window(s).
- 93. Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements

Garage

- 94. Roof Structure & Covering
 - C, Sag in roof.
- 95. Wall Structure & Covering
 - B, Weathered/damaged siding - trim.
 - B, Siding lacks clearance to grade.
- 96. Garage Doors
 - B, Weathered/deteriorated overhead door(s).
- 97. Automatic Garage Door Opener
 - M, Meets Minimum Requirements
- 98. Electrical Outlets/Fixtures
 - B, Unsupported romex wiring.

Miscellaneous

- 99. Clutter/Sanitation/Vermin
 - SC, Excessive amount of clutter.
 - SC, Excessive amount of stored items.
 - B, Below Minimum Requirements: - some areas were viewed from paths only
- 100. Other
 - C, Other Comment: - go to the cities web site to get the COA

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Wall Insulation

Wall Insulation Depth: 3 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:

Jason Markkula
915 21ST AVE SE
Minneapolis, MN 55414

5/11/2022

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.

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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:
915 21ST AVE SE
Minneapolis, MN 55414

Year built: 1925

House sq. ft.: 1,988

Number of stories: 1.75

Visit Date: 5/11/22

How it Works

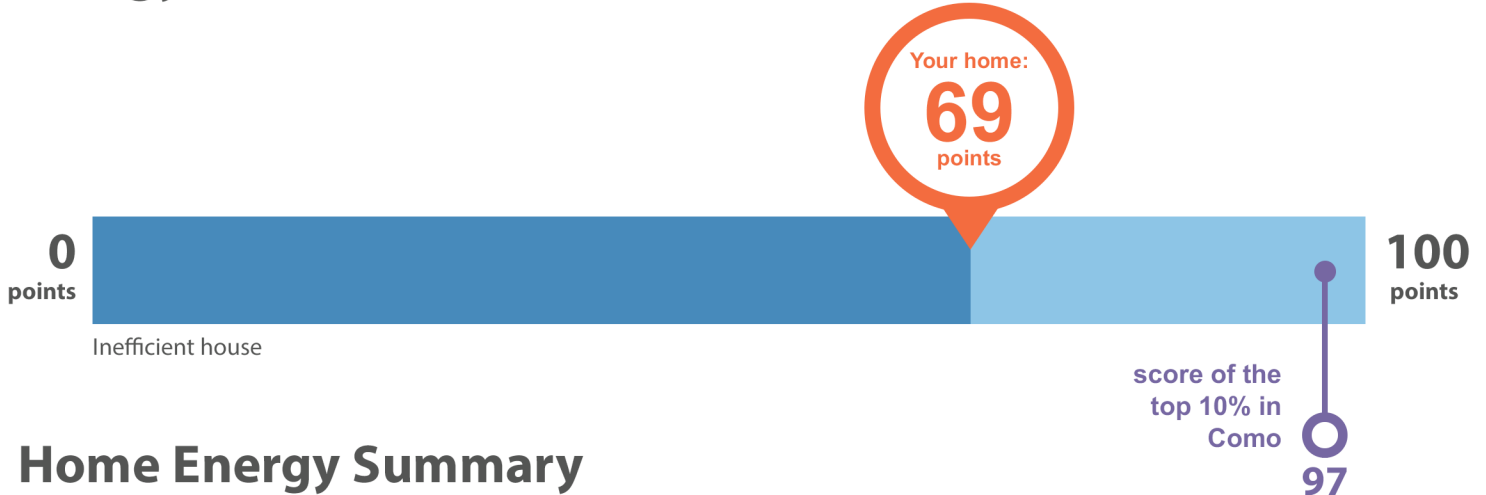
The energy score for your home is similar to MPG for a car, but it evaluates the energy performance of the home. The higher the home scores, the lower your energy bills will be.

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 (by priority)	Improvement Points	Typical Cost	Utility Rebate	Yearly Bill Savings
Heating System	Upgrade your furnace	27	\$3,500–\$6,000	Up to \$500	\$150–\$300
Attic Insulation	Energy Badge earned! Your home has efficient attic insulation	2	_____	_____	_____
Wall Insulation	Energy Badge earned! Your home has efficient wall 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 efficiency:
65-70%

Recommended efficiency:
96% or better

Heating System

27 improvement points

Upgrade your furnace. Your furnace's basic natural draft system makes it possible for gases like carbon monoxide to spill back into your home, posing a potential risk to your indoor air quality and health. The best solution is to replace your furnace with a model that has an efficiency (AFUE) of at least 96% and an electronically commutated motor (ECM). This upgrade will modernize your heating system, properly remove combusted gases from your home, and maximize your energy savings.

Typical Cost:*

\$3,500–\$6,000

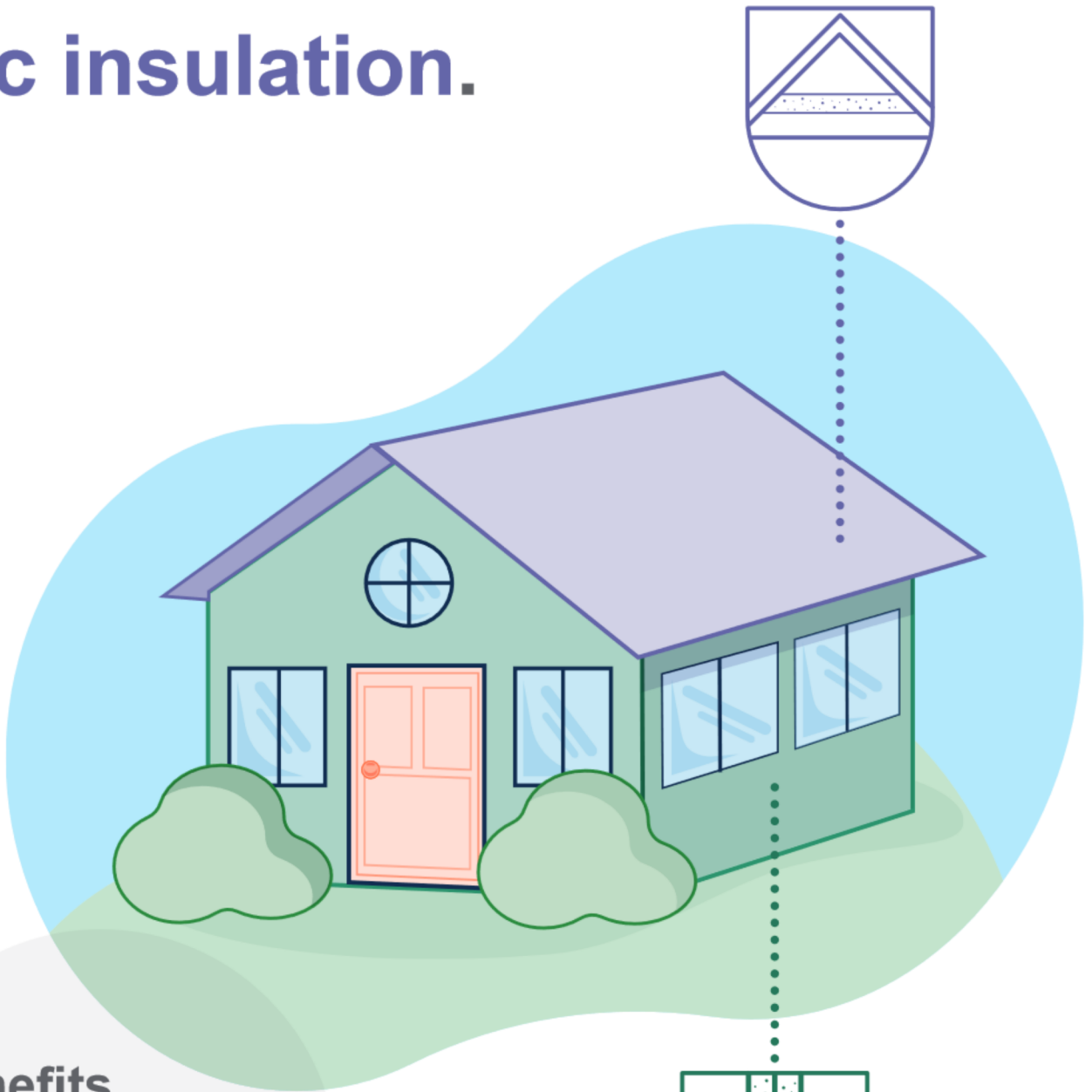
Yearly Bill Savings:*

\$150–\$300

Rebate Available:

Up to \$500

This home has energy efficient **wall insulation &** **attic insulation.**



Benefits

- Better comfort
- Lower energy bills
- Improved home durability



This home has energy efficient **wall** and **attic** insulation.

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

Better comfort — efficient wall and attic insulation help homes stay warmer in the winter and cooler in the summer.

Lower energy bills — efficient wall and attic insulation save up to \$700 a year on heating and cooling.

Improved home durability — efficient wall and attic insulation provide the best prevention against 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.