

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: 920 20TH AVE SE Minneapolis, MN



Current Owner Name: Gopher property management
LLC scott/marie brau

Contact: Gopher property management LLC
scott/marie brau

Owner Address: 9149 sheltland rd
eden prairie, MN 55347

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: Yes

There are open housing violations currently being enforced by the Regulatory Services Department, which may include violations beyond any listed in this report. These violations are required to be addressed even if ownership of this property changes. For more information, please call 311 or 612-673-3000.

Condemnation Status: NA

Reason: NA

1. This report gives a basic overview of the home's visible parts and fixtures. It is not a detailed or technical inspection. Buyers may want to hire other inspectors or specialists before buying. This report is not a warranty or guarantee from the City of Minneapolis or the inspector. Buyers may also want to check if there are any open permits. For first-time condo sales, this report only covers items inside the unit. Common areas are covered in a separate Professional Opinion.
2. The buyer is responsible for fixing all items marked **Repair/Replace**, unless the seller agrees to fix them. The seller does not have to complete these repairs if the home does not sell. Items marked Repair/Replace are required by Minneapolis law and can be enforced by the city. Other notes in the report are informational only and are not enforced.
3. Minneapolis law requires sellers to get this Evaluation Report before showing a home for sale. The seller or agent must display the report at the property whenever it is shown. A copy of the report (and the Professional Opinion for first-time condo sales) must be given to the buyer before a purchase agreement is signed.
4. This report only covers the items listed on the form. The inspector is not required to turn on the furnace, climb on the roof, inspect hidden areas, or take things apart. The report does not test for lead paint, formaldehyde, radon, asbestos, airborne gases, wood stoves, fireplaces, or air conditioners. Gas fireplace inserts **are** inspected.
5. This is not an FHA, VA, Section 8, rental, code-compliance inspection, or an appraisal. Lenders or government programs may have different requirements. If the home will be rented out, additional inspections and a rental license may be required.
6. The seller is required to provide the disclosure information for the boxes above. If the seller cannot provide this, buyers are advised to call 311 or 612-673-3000.
7. This report is valid for two years from the issue date or for one sale, whichever comes first. It only applies to the owner named on the report. It is required when selling single-family homes, duplexes, townhomes, or first-time condo conversions.
8. Questions about the inspection should be directed to the inspector listed on the report. Complaints should be sent to Minneapolis Truth in Housing at (612) 673-5840, Construction Code Services, 505 S. 4th Street #320, 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: 7/6/2026

Signature: Don Doty

Evaluation #: 20263003

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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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Basement (basement)

Finished off/areas concealed, unable to fully evaluate - wall ceilings floors are covered

1. Basement Stairs/Railings
B, Stairway headroom is less than 6' 8".
2. Basement Floors
M, Meets Minimum Requirements
3. Foundation Walls
M, Meets Minimum Requirements
4. Evidence of Dampness or Staining
C, Evidence of past dampness and/or staining. - this comment does not mean a wet basement
5. First Floor, Floor System
M, Meets Minimum Requirements
6. Columns & Beams
M, Meets Minimum Requirements
7. Basement Sleeping Rooms
C, Yes, there are basement bedrooms. See Bedroom Section for details. - 2
8. Basement Plumbing Fixtures
C, Other Comment: - shower toilet sink
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 (basement)

Amps: 100

Volts: 120/240

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 (basement)

- 15. Floor Drains
M, Meets Minimum Requirements
- 16. Drain, Waste & Vent Piping
M, Meets Minimum Requirements
- 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
C, Water line is not visible. - floor covers pipe

Water heater (basement)

Water Heater Type: gas

Water Heater Venting Type: power vent

Water Heater Age: Less than 8 years old

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

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Heating & Cooling (basement)

Heating System Type: pumped boiler

Heating System Venting Type: natural draft

Air Conditioner Type*: none

Air Conditioner Age*: Undetermined

- 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. Incinerators / Fuel Tanks
NA, Not Applicable/Does Not Apply
- 26. Misc Gas Fixtures/ Gas Heating
C, Other Comment - Space Heater - electric base boards

Laundry (basement)

Laundry Dryer Type*: gas

Laundry Dryer Volts*: 120

- 27. Dryer Venting
M, Meets Minimum Requirements
- 28. Gas Piping
M, Meets Minimum Requirements
- 29. Plumbing Fixtures
M, Meets Minimum Requirements

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Kitchen (1st floor)

Kitchen Cooking Appliance Type*: gas

Kitchen Cooking Appliance Volts*: 120

- 30. Walls and Ceiling Components
M, Meets Minimum Requirements
- 31. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 32. Floor Condition
M, Meets Minimum Requirements
- 33. Window Size & Openable Area
M, Meets Minimum Requirements
- 34. Window & Door Condition/Mechanical Venting
M, Meets Minimum Requirements
- 35. Electrical Outlets/Fixtures
M, Meets Minimum Requirements
- 36. Plumbing Fixtures
M, Meets Minimum Requirements
- 37. Water Flow
M, Meets Minimum Requirements
- 38. Gas Piping
C, Gas line/valve not visible. - built in style

Dining Room/Living Room (1st floor)

- 39. Walls and Ceiling Components
M, Meets Minimum Requirements
- 40. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 41. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 42. Floor Condition
M, Meets Minimum Requirements
- 43. Window Size & Openable Area
M, Meets Minimum Requirements
- 44. Window & Door Condition
M, Meets Minimum Requirements
- 45. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

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Bathroom (basement)

- 46. Walls & Ceiling Components
M, Meets Minimum Requirements
- 47. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 48. Floor Condition
M, Meets Minimum Requirements
- 49. Window Size & Openable Area/Mechanical Vent
M, Meets Minimum Requirements
- 50. Window & Door Condition
M, Meets Minimum Requirements
- 51. Electrical Outlets & Fixtures
M, Meets Minimum Requirements
- 52. Plumbing Fixtures
M, Meets Minimum Requirements
- 53. Water Flow
M, Meets Minimum Requirements

Bathroom (1st floor)

- 46. Walls & Ceiling Components
M, Meets Minimum Requirements
- 47. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 48. Floor Condition
M, Meets Minimum Requirements
- 49. Window Size & Openable Area/Mechanical Vent
M, Meets Minimum Requirements
- 50. Window & Door Condition
M, Meets Minimum Requirements
- 51. Electrical Outlets & Fixtures
M, Meets Minimum Requirements
- 52. Plumbing Fixtures
M, Meets Minimum Requirements
- 53. Water Flow
M, Meets Minimum Requirements

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Hallways/Stairwells (1st floor to 2nd floor)

- 54. Walls and Ceiling Components
M, Meets Minimum Requirements
- 55. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 56. Floor Condition
M, Meets Minimum Requirements
- 57. Window & Door Condition
M, Meets Minimum Requirements
- 58. Electrical Outlets/Fixtures
M, Meets Minimum Requirements
- 59. Stairs and Railings
B, Headroom less than 6'8".
- 60. Smoke Detectors /CO Detectors
M, Meets Minimum Requirements

Bedroom (basement west)

- 61. Walls and Ceiling Components
M, Meets Minimum Requirements
- 62. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 63. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 64. Floor Condition
M, Meets Minimum Requirements
- 65. Window Size & Openable Area
M, Meets Minimum Requirements
- 66. Window & Door Condition
M, Meets Minimum Requirements
- 67. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

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Bedroom (basement east)

- 61. Walls and Ceiling Components
M, Meets Minimum Requirements
- 62. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 63. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 64. Floor Condition
M, Meets Minimum Requirements
- 65. Window Size & Openable Area
M, Meets Minimum Requirements
- 66. Window & Door Condition
M, Meets Minimum Requirements
- 67. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

Bedroom (1st floor west)

- 61. Walls and Ceiling Components
M, Meets Minimum Requirements
- 62. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 63. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 64. Floor Condition
M, Meets Minimum Requirements
- 65. Window Size & Openable Area
M, Meets Minimum Requirements
- 66. Window & Door Condition
M, Meets Minimum Requirements
- 67. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

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Bedroom (1st floor east)

- 61. Walls and Ceiling Components
M, Meets Minimum Requirements
- 62. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 63. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 64. Floor Condition
M, Meets Minimum Requirements
- 65. Window Size & Openable Area
M, Meets Minimum Requirements
- 66. Window & Door Condition
M, Meets Minimum Requirements
- 67. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

Bedroom (2nd floor)

- 61. Walls and Ceiling Components
M, Meets Minimum Requirements
- 62. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 63. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 64. Floor Condition
M, Meets Minimum Requirements
- 65. Window Size & Openable Area
M, Meets Minimum Requirements
- 66. Window & Door Condition
M, Meets Minimum Requirements
- 67. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

Porch/Sunroom/Other

Not Applicable

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Attic Space (2nd floor limited to view)

Attic Type: kneewall

Attic Is Accessible?: yes

Attic Insulation Depth: 12 inches

Attic Insulation Type: Fiberglass

Estimated Attic Insulated Sq Ft: 1220

- 73. Roof Boards & Rafters / Ventilation
M, Meets Minimum Requirements
- 74. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 75. Electrical Outlets & Fixtures
M, Meets Minimum Requirements
- 76. 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 - low pitched roof not fully viewed to inspect

77. Foundation

C, Concealed by stucco/plaster.

78. Basement Windows

M, Meets Minimum Requirements

79. Drainage (Grade) / Rainleaders

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

80. Exterior Walls

B, Below Minimum Requirements: - stucco cracks

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

B, Missing storm door.

82. Windows (frames/storms/screens)

M, Meets Minimum Requirements

83. Stoops

M, Meets Minimum Requirements

84. Cornice & Trim

M, Meets Minimum Requirements

85. Roof Covering & Flashing

M, Meets Minimum Requirements

86. Chimney

M, Meets Minimum Requirements

87. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

88. Exterior Plumbing-Backflow Prevention

C, Other Comment: - built in type

89. Two-Family Dwelling Egress

NA, Not Applicable/Does Not Apply

Open/Unheated Porch

Not Applicable

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Garage

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

Miscellaneous

- 100. Clutter/Sanitation/Vermin
M, Meets Minimum Requirements
- 101. Other
C, Other Comment: - vacant

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:

7/6/2026

Gopher property management LLC
scott/marie brau
9149 shelthland rd
eden prairie, MN 55347

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

This report details your home energy performance and recommends ways to improve it.

Energy efficiency improvements (pages 1 & 2) make your home more comfortable, more affordable to heat and cool, and friendlier to the climate.

Electrification improvements (page 3) bring added climate benefits and improvements to your health.

- Location:**
920 20TH AVE SE
Minneapolis, MN 55414
- Year built:** 1916
- House sq. ft.:** 2,256
- Number of stories:** 1.5
- Visit Date:** 7/6/2026

How energy efficient is your home now?

Your Energy Score measures your home's energy efficiency. We use the quality of your home's attic insulation, wall insulation, heating efficiency, and window efficiency to calculate the score.



How to improve your score?

Below are the four most important areas of a home to address to improve its energy efficiency. Completing energy efficiency improvements will increase your Energy Score.

1st Priority: High-efficiency heating	+12 points	2nd Priority: Exterior wall insulation	+7 points
Complete! Attic insulation		Complete! 2+ panes per window	

There are significant incentives and resources for energy efficiency improvements. See page 2 for details on incentive amounts, average project costs, energy savings, and descriptions.

Contact an Energy Advisor to get started.

Energy Advisors are a free service from nonprofit Center for Energy and Environment. An Energy Advisor provides expert, unbiased help understanding your report, the available incentives, and recommended contractors.

612-244-2484 | energydisclosure@mncee.org | mncee.org/TISH

For Comfort, Climate, and Savings Benefits: **Energy Efficiency Improvements**

What efficiency improvements are incomplete in your home?



High-efficiency heating: Adds 12 points

Current efficiency: **80-84%**

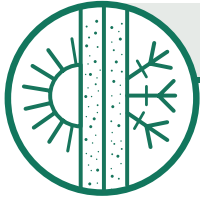
Recommended efficiency: **91+%**

The boiler is within the typical 20-year service lifespan but is not energy efficient and risks leaking carbon monoxide. When it is time to replace it, choose a high-efficiency boiler for improved energy savings, comfort, and safety. That time is also an opportunity to consider a heat pump—for more, see the next page.

Yearly Bill Savings:*
\$150–\$300

Incentives Up To:**
\$3,000 rebate

Typical Cost:*
\$9,000–\$11,000



Exterior wall insulation: Adds 7 points

Current depth: **2"**

Recommended depth: **3.5"**

Your walls have insulation but not to the recommended level. However, it may not be worth paying for a full wall insulation project to get a small net decrease in utility bills. If a wall cavity is going to be opened otherwise, like during a remodel, ask the contractor about adding insulation.

Yearly Bill Savings:*
\$200–\$400

Incentives Up To:**
n/a

Typical Cost:*
\$3,000–\$6,000

What efficiency improvements are complete in your home?



Attic insulation & air sealing

The attic is adequately insulated. Benefits include better protection against ice dams, less drafts, lower utility bills, and lower home carbon emissions.



2+ panes per window

All windows have at least two panes of glass. Benefits include less drafts and lower utility bills. When it is time to replace a window, consider ENERGY STAR triple-paned rated windows for up to twice the efficiency of standard windows.

** These incentives are accurate as of 07/06/2026, when your report was generated. Visit mncee.org/TISH or contact an Energy Advisor for the most up-to-date information.

Next Step: Contact an Energy Advisor

612-244-2484 |

energydisclosure@mncee.org

The energy advisor service is provided by CEE with funding from the City of Minneapolis.

An Energy Advisor can help you:



Learn more



Access rebates
& financing



Connect with quality
contractors

20260706-0058107-202607061250

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

For Added Climate and Health Benefits: **Electrification Improvements**

Electrification is a step beyond energy efficiency. Electrification means switching to electrically powered appliances from gas-powered appliances. This page is educational and does not impact your Energy Score. Power outlets have not been tested. Confirm your setup and needs with an electrician.

To learn more: electrifyeverythingmn.org | info@electrifyeverythingmn.org | 612-244-2486

What electrification improvements are available in your home?

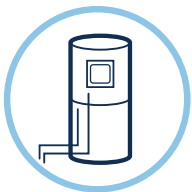


Heat pump for home cooling and heating: For major climate benefits

Like a central AC, a heat pump provides cooling. It also provides heating, which reduces how much of the year you need to use a fossil fuel system.

Your home currently has no option for cooling besides window ACs. Consider installing ductless heat pumps (mini-splits) for energy efficient cooling and low-carbon heating.

Resources*: Up to \$6000 rebate; Financing

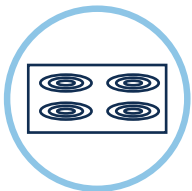


Heat pump water heater: For moderate climate & minor health benefits

A heat pump water heater is the highest-efficiency option to heat water. It produces no combustion exhaust and does not need to be vented to the outside.

Your home has a gas water heater over the typical lifespan (8 years). Consider replacing it with a heat pump water heater.

Resources*: Up to \$2,000 rebate; Financing



Electric oven range: For major health benefits

Electric ovens are healthier for your indoor air because they produce no combustion exhaust. Options include traditional electric and electric induction oven ranges.

Your home has a gas oven range with a 120-volt outlet. You may need to upgrade to 240 volts to install an electric range. Confirm your setup and needs with an electrician.



Electric clothes dryer: For minor climate benefits

Clothes drying is a relatively small use of energy in a typical home. That said, electric dryers are the low-carbon option compared to gas dryers.

Your home has a gas clothes dryer and a 120-volt outlet. You may need to upgrade to 240 volts to install an electric dryer. Confirm your setup and needs with an electrician.

What electrification improvements are complete in your home?



Service panel with sufficient amps: For enabling electrification

Homes need enough power (amps) at the service panel to switch to electrically powered appliances from gas-powered appliances.

Your home's service panel has 100 amps or more, which is the minimum to consider electrification. Many electrification improvements also need 240 volt outlets. Confirm your needs with an electrician.

* These resources are accurate as of 07/06/2026, when your report was generated.