

# 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:** 2723 QUEEN AVE N Minneapolis, MN



**Current Owner Name:** 2723 Queen Ave N Land Trust

**Contact:** 2723 Queen Ave N Land Trust

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

**Business/Relationship:**  
**Phone Number:**

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

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

**Observed Number of Units:** 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

**Condemnation Status:** NA

**Reason:** NA

1. This report offers a limited overview of the building components and fixtures and is not technically extensive. Prospective buyers may want to seek additional opinions from various experts in the inspections field prior to purchase. This report is not a warranty or guarantee, expressed or implied, by the City of Minneapolis or by the evaluator or of any building component or fixture. Further, the buyer may want to seek additional information regarding any open permits. For 1st time condominium units, this report includes only those items located within the residential units. The Professional Opinion covers those items in the common areas of the building.
2. The buyer must repair all items marked Repair/Replace, unless the seller agrees to do the repairs. The seller is not required to complete the RR's if the property does not sell. All required R.R.'s items are enforceable by Minneapolis Ordinance Chapter 248 and/or 250. All other items will not be used by the Inspections Division as a basis for enforcing Minneapolis ordinances.
3. The ordinance requires that no person shall exhibit or show a dwelling for sale without first having obtained an official Evaluation Report and places the responsibility on the seller or agent to make sure that this report (and in the case of 1st time condo conversions, the Professional Opinion,) is publicly displayed on the premises at all times when the house is shown to prospective buyers. The seller or agent must give a copy of this report (and Professional Opinion for 1st time condo conversions) to the buyer prior to the signing of a Purchase Agreement, or as otherwise required in Minneapolis Ordinance Chapter 248 and/or 250.
4. This report covers only those items listed on the form. The evaluator is not required to ignite the heating plant, use a ladder to observe the condition of the roofing, evaluate inaccessible or concealed areas or disassemble items. This report does not address formaldehyde, lead paint, any airborne gasses (including radon), asbestos, wood stoves, fireplaces or air conditioners. Gas inserts in fireplaces WILL be evaluated.
5. This report is not an FHA, VA or Section 8 inspection. This report is not a code compliance inspection. It is not an appraisal. This report may be based upon different standards than the lender, FHA or VA. This is not a rental inspection. If planning to rent, additional requirements may apply and a license will be required.
6. The seller is required to provide the disclosure information in the box above. If this is not filled out, buyers are advised to request the seller to do so.
7. This report is valid for two years from the date of issue or one sale and only for the owner named on the report. It is required for all single-family homes, duplexes, townhouses or 1st time condominium conversions offered for sale.
8. **Any questions** regarding this report should be directed to the evaluator whose name and phone number appear below. **Any complaints** regarding this report should be directed to Truth in Housing at (612) 673-5840, Construction Code Services, 250 South 4th Street #300, Minneapolis, MN 55415.

I hereby certify that this report is made in compliance with the Minneapolis Code of Ordinances, Chapter 248, and that I utilized care and diligence reasonable and ordinary for one meeting the Certification Standards. The report covers only those problems listed and reasonably visible at the time of my evaluation and does not warrant future useful life of any house component or fixture. I have included all required information pages with this report.

**Evaluator Name:** Dan Brausen

**Phone:** 651-483-8407

**Evaluation Date:** 6/25/2024

**Signature:** Dan Brausen

**Evaluation #:** 20242704

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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

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## Basement

### 1. Basement Stairs/Railings

B, Riser height is greater than 8".

B, Uneven riser heights.

B, Stairway headroom is less than 6' 8".

B, Below Minimum Requirements: - Improper handrail. Door swings over steps.

### 2. Basement Floors

C, Other Comment: - Areas finished and not visible. Stored items restrict view.

### 3. Foundation Walls

C, Other Comment: - Areas finished - not visible. Stored items restrict view.

### 4. Evidence of Dampness or Staining

C, Other Comment: - Foundation stains noted in areas.

### 5. First Floor, Floor System

B, Missing joist hangers and/or joist hanger nails.

C, Other Comment: - Areas finished, not visible.

### 6. Columns & Beams

C, Other Comment: - Areas finished, not visible.

### 7. Basement Sleeping Rooms

C, Yes, there are basement bedrooms. See Bedroom Section for details.

### 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

SC, Missing cover plate(s).

B, Below Minimum Requirements: - Improperly routed/shielded NM wiring in areas.

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## Electric

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**Amps:** 100

**Volts:** 110/220

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

## Plumbing

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- 15. Floor Drains  
    C, Other Comment: - No floor drain located. (carpet / stored items might hide floor drain from view)
- 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, Shut-off too close to grade to determine whether line is copper.

## Water heater

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- 20. Water Heater & Installation  
    RRE, Repair/Replace: - Unpinned plastic discharge pipe. Pin discharge pipe to tank or proper T& P relief valve discharge pipe. Pipe must be full sized, of proper metal materials, not capped, must extend to within 18" of t
- 21. Water Heater Venting  
    M, Meets Minimum Requirements

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## Heating

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**Heating System Type:** pumped boiler

**Heating System Venting Type:** natural draft

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

## Laundry

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- 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

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## Kitchen

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- 29. Walls and Ceiling Components
  - B, Hole in ceiling.
  - C, Other Comment: - Loose finish materials on ceiling.
- 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
  - M, Meets Minimum Requirements

## Dining Room/Living Room

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- 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.

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## Bathroom (2nd)

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- 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  
RRE, Repair/Replace: - No water flow at basin sink.

## Hallways/Stairwells

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- 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 NE)

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### 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 SE)

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### 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.

RRE, Repair/Replace: - Loose/missing components. Exposed wiring.

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## Bedroom (2nd SW)

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- 60. Walls and Ceiling Components  
RRE, Repair/Replace: - Room locked - reinspection required.
- 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  
RRE, Repair/Replace: - Room locked - reinspection required.

## Bedroom (Bsmt)

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- 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)

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### 67. Walls and Ceiling Components

M, Meets Minimum Requirements

### 68. Evidence of Dampness or Staining

M, Meets Minimum Requirements

### 69. Floor Condition, Area & Ceiling Height

M, Meets Minimum Requirements

### 70. Window & Door Condition

M, Meets Minimum Requirements

### 71. Electrical Outlets/Fixtures

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

## Attic Space

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**Attic Type:** peak

**Attic Is Accessible?:** yes

**Attic Insulation Depth:** 8 inches

**Attic Insulation Type:** Cellulose

**Estimated Attic Insulated Sq Ft:** 600

### 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/barrier walls restrict view.

### 75. Mechanical Venting

M, Meets Minimum Requirements

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## Exterior

### Estimated number of single pane windows without storms: 0

#### 76. Foundation

M, Meets Minimum Requirements

#### 77. Basement Windows

M, Meets Minimum Requirements

#### 78. Drainage (Grade) / Rainleaders

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

#### 79. Exterior Walls

M, Meets Minimum Requirements

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

M, Meets Minimum Requirements

#### 81. Windows (frames/storms/screens)

M, Meets Minimum Requirements

#### 82. Stoops

B, Below Minimum Requirements: - Uneven risers. Rear landing settled. Weathered/damaged step/ramp components.

#### 83. Cornice & Trim

M, Meets Minimum Requirements

#### 84. Roof Covering & Flashing

C, Other Comment: - Stains in areas. Some roof sections are difficult to view from ground angles.

#### 85. Chimney

C, No visible metal liner.

#### 86. Electrical Outlets/Fixtures

RRE, Repair/Replace: - Loose cover on meter socket box.

#### 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

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- 94. Roof Structure & Covering  
M, Meets Minimum Requirements
- 95. Wall Structure & Covering  
C, Can not fully evaluate due to stored items.
- 96. Garage Doors  
B, Below Minimum Requirements: - Damaged service door and jambs.
- 97. Automatic Garage Door Opener  
M, Meets Minimum Requirements
- 98. Electrical Outlets/Fixtures  
C, Other Comment: - Stored items restrict access to some possible receptacle locations.

## Miscellaneous

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

## Wall Insulation

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- Wall Insulation Depth:** 3.5 inches
- Wall Insulation Type:** Cellulose

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Address: 2723 QUEEN AVE N Minneapolis, MN



## Truth in Housing Repair Notification

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

### Issued To:

2723 Queen Ave N Land Trust  
13570 Grove Drive, #224  
Maple Grove, MN 55311

6/25/2024

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
20	Water Heater & Installation	Water heater	Repair/Replace: - Unpinned plastic discharge pipe. Pin discharge pipe to tank or proper T& P relief valve discharge pipe. Pipe must be full sized, of proper metal materials, not capped, must extend to within 18" of t
52	Water Flow	Bathroom(2nd)	Repair/Replace: - No water flow at basin sink.
66	Electrical Outlets/Fixtures	Bedroom(2nd SE)	Repair/Replace: - Loose/missing components. Exposed wiring.
60	Walls and Ceiling Components	Bedroom(2nd SW)	Repair/Replace: - Room locked - reinspection required.
66	Electrical Outlets/Fixtures	Bedroom(2nd SW)	Repair/Replace: - Room locked - reinspection required.
86	Electrical Outlets/Fixtures	Exterior	Repair/Replace: - Loose cover on meter socket box.

### 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

Evaluator Name: Dan Brausen  
Evaluation #: 20242704

Evaluation Date: 6/25/2024

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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.

## **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:**  
2723 QUEEN AVE N  
Minneapolis, MN 55411

**Year built:** 1921

**House sq. ft.:** 2,064

**Number of stories:** 2

**Visit Date:** 6/25/24

## How it Works

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

**Improve your score by completing the energy improvements below.** Homes with the highest scores typically sell for 2-6% more.\*\*

**When you are ready to begin, contact an Energy Advisor at 651-328-6225.** They can answer questions and connect you to helpful resources.

**Financing and rebates are available** from the City of Minneapolis and CenterPoint Energy to help you complete these energy improvements.

## Energy Score



## Home Energy Summary

**Your home is 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](http://mncee.org/TISH) or contact an Energy Advisor.

	Energy Improvements (by priority)	Improvement Points	Typical Cost	Incentives Up To	Yearly Bill Savings
Heating System	Upgrade your boiler	27	\$9,000– \$11,000	\$500 rebate; \$600 tax credit	\$150–\$300
Attic Insulation	Air seal and insulate your attic	5	\$3,000–\$6,000	\$2,600 rebate; \$2,000 tax credit	\$150–\$300
Wall Insulation	Energy Badge earned! Your home has efficient wall insulation.	_____	_____	_____	_____
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

27 improvement points

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

Also consider installing a heat pump for energy efficient cooling and supplemental heating. A heat pump plus a boiler can significantly reduce household emissions. Visit [electrifyeverythingmn.org](http://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:

8 inches

### Recommended attic insulation depth:

16 inches

### Attic Insulation

5 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. 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:\*

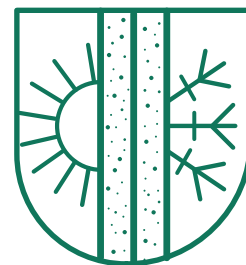
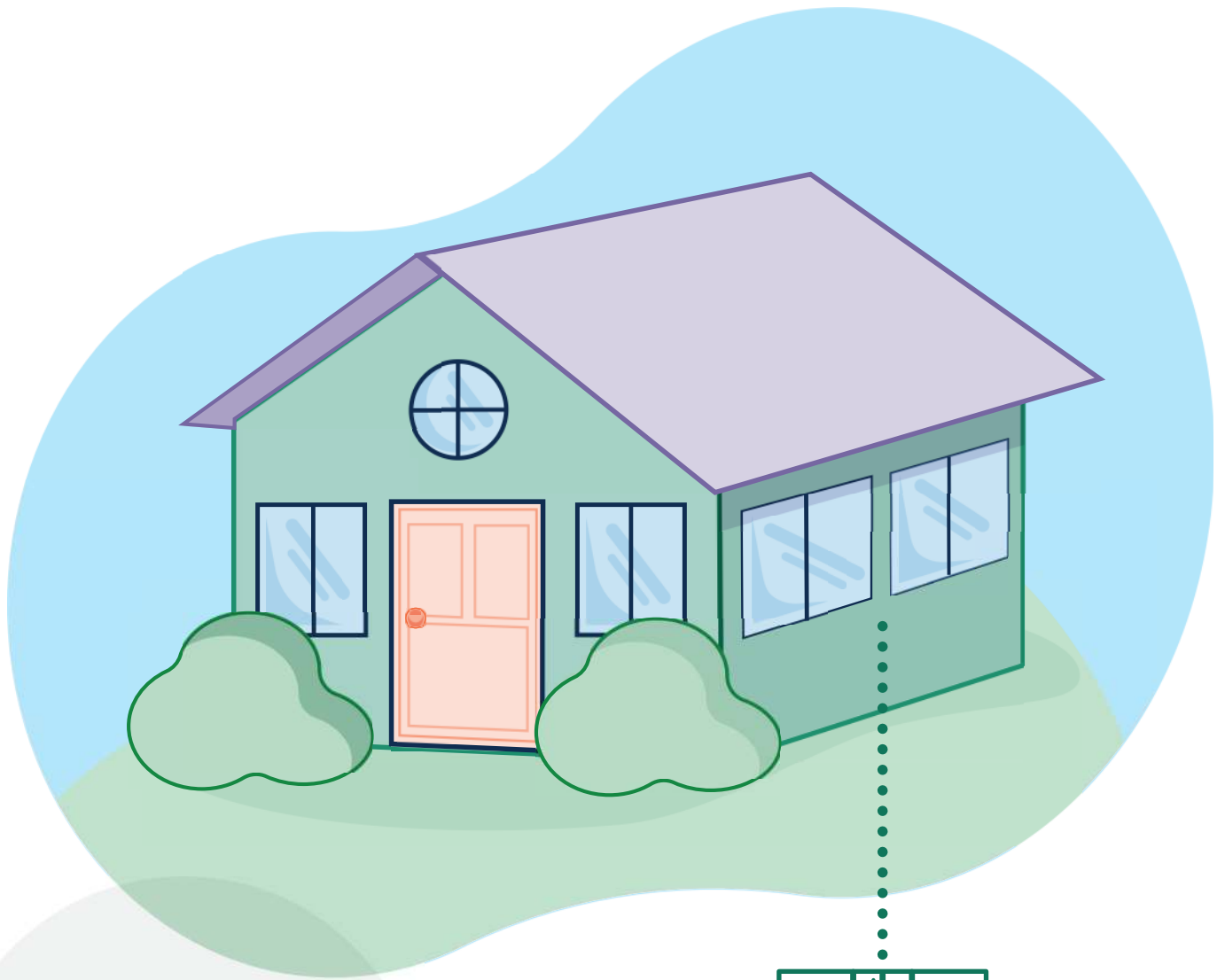
\$150–\$300

### Incentives Up To:

\$2,600 rebate;

\$2,000 tax credit

# This home has energy efficient wall insulation.



## Benefits

Better comfort

Lower energy bills





## This home has energy efficient **wall insulation**.

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

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

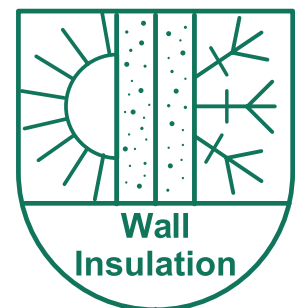
**Lower energy bills** — efficient wall insulation saves up to \$400 a year on heating and cooling.

For more information visit [mncee.org/tish](http://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](mailto:energydisclosure@mncee.org)

### Energy Badge Earned



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