

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: 3035 17TH AVE S Minneapolis, MN



Current Owner Name: Kenneth D Keacher

Contact: Kenneth D Keacher

Owner Address: 3035 17TH AVE S
Minneapolis, MN 55407

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: R2B

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: Neil Saltzman

Phone: 952-915-6466

Evaluation Date: 9/2/2022

Signature: *Neil Saltzman*

Evaluation #: 20225068

Truth in Sale of Housing Disclosure Report

Address: 3035 17TH AVE S Minneapolis, MN



EVALUATION CODES:

M :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction
RRE :=Repair/Replace, Evaluator Verification Required **RRP** :=Repair/Replace, Permit/City Inspector Required **LIC** :=Safety Check, Licensed Contractor Required

Each item may have more than one code. Items marked "RRE" or "RRP" indicate that the item must be repaired or replaced within 90 days of closing. Items marked "LIC" require a licensed contractor to evaluate the safety of the item and may or may not require a repair. Buyer must sign acknowledgment of responsibility agreement unless a Certificate of Approval (COA) has been issued to seller. If the house doesn't sell, the seller does not have to do the repairs. See attached handout on the "MOST COMMON REPAIRS".

Basement

1. Basement Stairs/Railings
 - B, 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
 - M, Meets Minimum Requirements
4. Evidence of Dampness or Staining
 - C, Other Comment: - C- No evidence of dampness or staining
5. First Floor, Floor System
 - C, Other Comment: - C, Sag and rot noted on some framing members.
6. Columns & Beams
 - B, Adjustable posts not welded/peened/anchored.
7. Basement Sleeping Rooms
 - C, Other Comment: - NA - No basement sleeping rooms.
8. Basement Plumbing Fixtures
 - M, Meets Minimum Requirements
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: 120/240

12. Electrical service installation
 - RRE, Missing grounding clamp on house side of jumper at water meter.
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
M, Meets Minimum Requirements
- 17. Water Supply Piping
M, Meets Minimum Requirements
- 18. Gas Piping
B, Below Minimum Requirements: - B, Unapproved shutoff valve to water heater.
- 19. Copper Water Line Visible on the Street Side of Water Meter
M, Meets Minimum Requirements

Water heater

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

Heating

Heating System Type: forced air furnace

Heating System Venting Type: induced 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
C, Other Comment: - C-No evidence of dampness or staining
- 31. Floor Condition
M, Meets Minimum Requirements
- 32. Window Size & Openable Area
M, Meets Minimum Requirements
- 33. Window & Door Condition/Mechanical Venting
B, Below Minimum Requirements: - B, Sash cords missing/broken.
- 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

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Dining Room/Living Room

- 38. Walls and Ceiling Components
M, Meets Minimum Requirements
- 39. Evidence of Dampness or Staining
C, Other Comment: - C- No evidence of dampness or staining.
- 40. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 41. Floor Condition
C, Floor out of level / uneven floor.
- 42. Window Size & Openable Area
M, Meets Minimum Requirements
- 43. Window & Door Condition
B, Below Minimum Requirements: - B, Sash cord(s) missing/broken.
- 44. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

Bathroom

- 45. Walls & Ceiling Components
M, Meets Minimum Requirements
- 46. Evidence of Dampness or Staining
C, Other Comment: - C- No evidence of dampness or staining.
- 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
B, Reversed polarity outlet(s).
- 51. Plumbing Fixtures
B, Improper flexible waste line.
- 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

C, Other Comment: - C- No evidence of dampness or staining.

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, Below Minimum Requirements: - B, Riser heights greater than 8" B, Tread width less than 9" B, Handrail is not continuous for the full length of the stairway.

59. Smoke Detectors /CO Detectors

M, Meets Minimum Requirements

Bedroom (SE)

60. Walls and Ceiling Components

B, Below Minimum Requirements: - B, Holes in wall. (closet)

61. Evidence of Dampness or Staining

C, Other Comment: - C- No evidence of dampness or staining.

62. Floor Area & Ceiling Height

M, Meets Minimum Requirements

63. Floor Condition

C, Floor out of level.

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 (NW)

- 60. Walls and Ceiling Components
M, Meets Minimum Requirements
- 61. Evidence of Dampness or Staining
C, Other Comment: - C- No evidence of dampness or staining.
- 62. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 63. Floor Condition
C, Floor out of level.
- 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

- 67. Walls and Ceiling Components
NA, Not Applicable/Does Not Apply
- 68. Evidence of Dampness or Staining
C, Other Comment: - C- No evidence of dampness or staining.
- 69. Floor Condition, Area & Ceiling Height
NA, Not Applicable/Does Not Apply
- 70. Window & Door Condition
NA, Not Applicable/Does Not Apply
- 71. Electrical Outlets/Fixtures
NA, Not Applicable/Does Not Apply

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Attic Space

Attic Type: unfloored

Attic Is Accessible?: no

Estimated Attic Insulated Sq Ft: 648

- 72. Roof Boards & Rafters / Ventilation
C, No visible upper attic access.
- 73. Evidence of Dampness or Staining
NA, Not Applicable/Does Not Apply
- 74. Electrical Outlets & Fixtures
NA, Not Applicable/Does Not Apply
- 75. Mechanical Venting
NA, Not Applicable/Does Not Apply

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Exterior

Estimated number of single pane windows without storms: 6

- 76. Foundation
 - C, Concealed by brick.
- 77. Basement Windows
 - M, Meets Minimum Requirements
- 78. Drainage (Grade) / Rainleaders
 - M, Meets Minimum Requirements
- 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
 - M, Meets Minimum Requirements
- 83. Cornice & Trim
 - M, Meets Minimum Requirements
- 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
 - RRE, Missing backflow preventers on exterior faucets (sillcocks).
- 88. Two-Family Dwelling Egress
 - NA, Not Applicable/Does Not Apply

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Open/Unheated Porch (Front of house)

89. Floors

C, Floor out of level.

90. Walls

M, Meets Minimum Requirements

91. Roof/Ceiling

M, Meets Minimum Requirements

92. Doors/Screens/Windows

M, Meets Minimum Requirements

93. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

Garage

94. Roof Structure & Covering

M, Meets Minimum Requirements

95. Wall Structure & Covering

M, Meets Minimum Requirements

96. Garage Doors

M, Meets Minimum Requirements

97. Automatic Garage Door Opener

M, Meets Minimum Requirements

98. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

Miscellaneous

99. Clutter/Sanitation/Vermin

NA, Not Applicable/Does Not Apply

100. Other

NA, Not Applicable/Does Not Apply

Wall Insulation

Wall Insulation Depth: 3.5 inches

Wall Insulation Type: Spray Foam

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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:

Kenneth D Keacher
3035 17TH AVE S
Minneapolis, MN 55407

9/2/2022

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

ID	Description	Area	Comment
12	Electrical service installation	Electric	Missing grounding clamp on house side of jumper at water meter.
87	Exterior Plumbing-Backflow Prevention	Exterior	Missing backflow preventers on exterior faucets (sillcocks).

SAFETY CHECKS

The systems listed below must be checked by a licensed contractor. The contractor must be licensed by the City of Minneapolis and/or the State of Minnesota in that specific trade to check the work. Return safety check forms to the address above or fax to (612) 673-2437. If "Evaluator Return" is indicated below, the evaluator may return to view the system that was not in operation at the time of the initial evaluation. The evaluator may find additional work is needed on the system.

If the system was repaired or replaced, only a licensed contractor (not the evaluator) can do the safety check. Permits may be needed.

NONE

PERMIT REQUIRED REPAIR

The permit must be pulled before scheduling. Call the inspector listed on the permit to set an appointment. You need to have the permit number to set the appointment. There will be a charge for the permit, which covers the inspection.

NONE

Reinspection Process

When all the items are completed they must be inspected and approved.

For items that need a permit:

If your notification indicates PERMIT NEEDED, the permit(s) must be pulled and work completed BEFORE the re-inspection takes place. If you are a homeowner occupant of a single family house, you may obtain a permit, if you are not, you must hire a licensed contractor. Bring this notification with you when you apply for permits.

For items that do not need a permit:

Evaluator Name: Neil Saltzman

Evaluation Date: 9/2/2022

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Evaluation #: 20225068

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Call the evaluator who did the initial TISH report to re-inspect all the non-permit items. The evaluator's name and phone number are on the bottom of page 1 of the report. There will be a charge for this inspection.

Appeal

This repair notice may be appealed. Section 248.150 of the Minneapolis Code of Ordinances provides that an appeal must be filed in writing within thirty (30) days of the date of this notice accompanied with a \$100 filing fee. If you wish to appeal this order, call (612) 673-5840 for an application.

Assistance

If you need financial assistance to complete these repairs, you may call the Center for Energy and Environment at 612-335-5884.

Energy Disclosure Report

Home Profile

Location:
3035 17TH AVE S
Minneapolis, MN 55407

Year built: 1900

House sq. ft.: 1,412

Number of stories: 2

Visit Date: 9/2/22

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

You are on your way to an energy efficient home, but you are not there yet. You still have opportunities for cost-effective energy improvements that will lower your energy bills and make your home more comfortable. To learn more visit mncee.org/TISH or contact an Energy Advisor.

	Energy Improvements <i>(by priority)</i>	Improvement Points	Typical Cost	Utility Rebate	Yearly Bill Savings
Heating System	Upgrade your furnace	13	\$3,500– \$6,000	Up to \$500	\$150–\$300
Attic Insulation	Air seal and insulate your attic	12	\$1,650– \$1,950	Up to \$500	\$150–\$300
Storm Windows	Add a storm window to your single-pane windows	3	\$50–\$60 per window	_____	\$6–\$8 per window
Wall Insulation	Energy Badge earned! Your home has efficient wall insulation.	_____	_____	_____	_____



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:
80-84%

Recommended efficiency:
96% or better

Heating System

13 improvement points

Upgrade your furnace. Your furnace is near the end of its useful life (20 years). The best solution is to replace your furnace now, so it doesn't stop working when you need it most. We recommend 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

Current attic insulation depth:
No access

Recommended attic insulation depth: 16 inches

Attic Insulation

12 improvement points

Air seal and insulate your attic to improve the comfort of your home. I was not able to fully inspect your attic. However, research indicates that homes of a similar age and construction typically are not properly insulated or air-sealed. Do this work to prevent ice dams, lower energy bills and increase your home's comfort and durability. Contact an Energy Advisor to learn more and get help with next steps.

Typical Cost:*

\$1,650-\$1,950

Yearly Bill Savings:*

\$150-\$300

Rebate Available:

Up to \$500

Single-paned windows without storms-

Current number: 6

Recommended number: 0

Storm Windows

3 improvement points

Install a storm window on the exterior of single-pane windows to cost-effectively reduce your energy usage. Although generally not justified by the energy savings alone, you may also consider replacing single-pane windows with double-paned, high efficiency, ENERGY STAR rated windows.

Typical Cost:*

\$50-\$60 per window

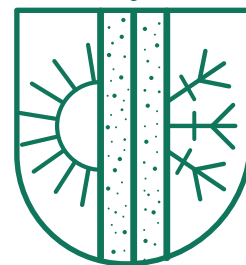
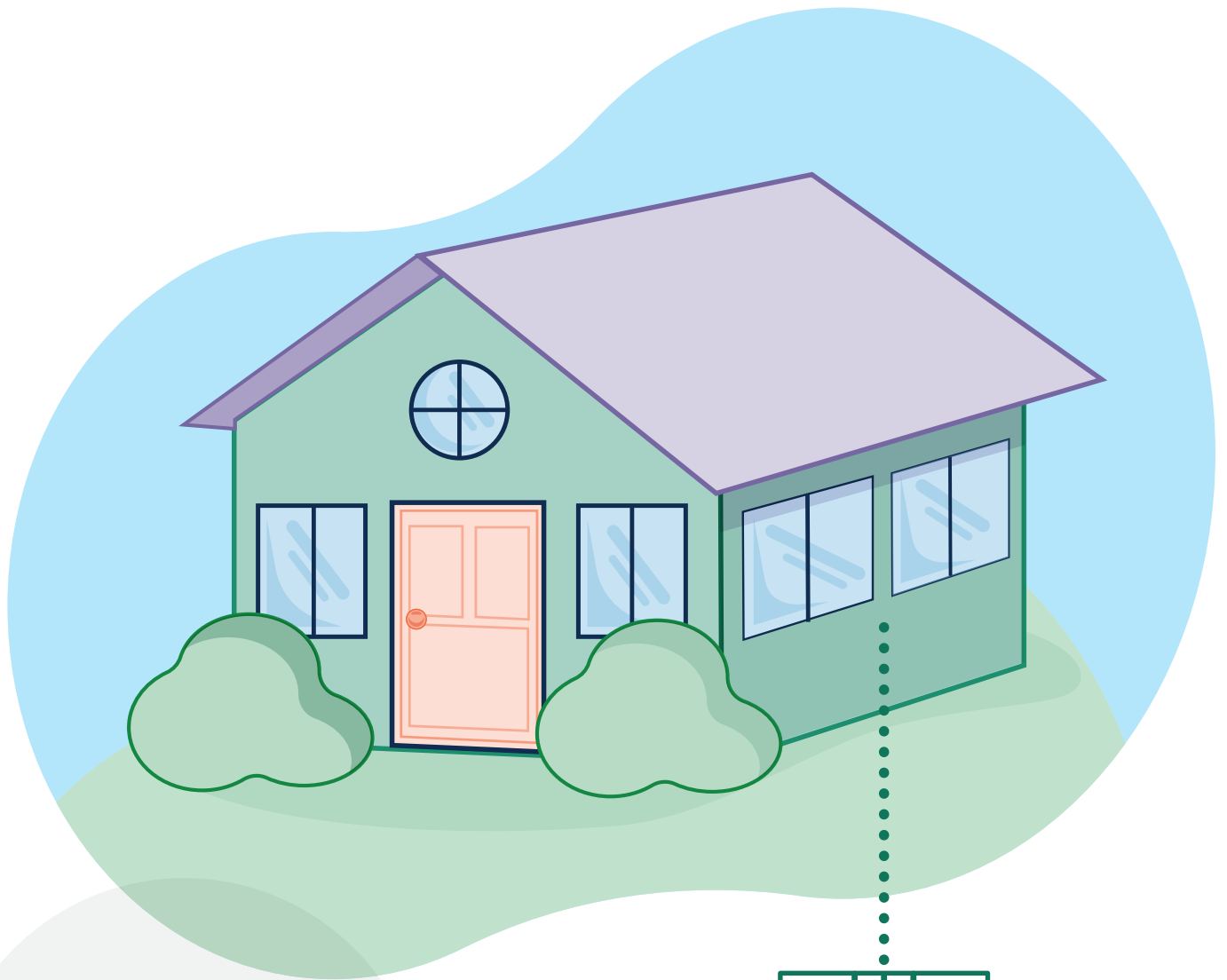
Yearly Bill Savings:*

\$6-\$8 per window

Rebate Available:

n/a

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.

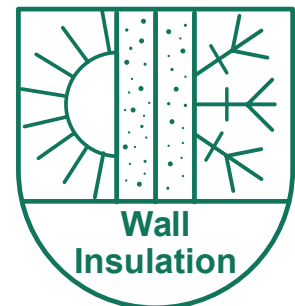
Lower energy bills — efficient wall insulation saves up to \$400 a year on heating and cooling.

For more information visit mncee.org/tish.

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.