

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: 1035 20TH AVE SE Minneapolis, MN



Current Owner Name: Gopher Rentals LLC0

Contact: Gopher Rentals LLC0

Owner Address: 1035 20TH AVE SE
Minneapolis, MN 55414

Business/Relationship:

Phone Number: 000-000-0000

***** 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: R1A

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: Don Doty

Phone: 952-544-8141

Evaluation Date: 5/24/2023

Signature: Don Doty

Evaluation #: 20231931

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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

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

Basement

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

1. Basement Stairs/Railings
 - B, Stairway headroom is less than 6' 8".
2. Basement Floors
 - B, Cracks in floor.
 - B, Heaving in floor.
 - C, Floor is uneven in areas.
3. Foundation Walls
 - B, Cracks in walls.
 - B, Bulge in wall.
 - B, Spalling in areas.
 - C, Other Comment: - covered
4. Evidence of Dampness or Staining
 - C, Evidence of past dampness and/or staining.
5. First Floor, Floor System
 - B, Cracked, damaged, or deteriorated joists in areas.
6. Columns & Beams
 - M, Meets Minimum Requirements
7. Basement Sleeping Rooms
 - NA, Not Applicable/Does Not Apply
8. Basement Plumbing Fixtures
 - NA, Not Applicable/Does Not Apply
9. Sump Pumps
 - NA, Not Applicable/Does Not Apply
10. Smoke Detectors / CO Detectors
 - M, Meets Minimum Requirements
11. Basement Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements

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Electric

Amps: 60

Volts: 110/220

12. Electrical service installation

LIC, More than one 220 volt circuit on 60 amp service. Safety check by licensed electrical contractor required. State electrical permit needed for any repairs.

13. Separate 20-amp Kitchen Circuit indexed at Service Panel

M, Meets Minimum Requirements

14. Separate 20-amp Laundry Circuit indexed at Service Panel

M, Meets Minimum Requirements

Plumbing

15. Floor Drains

M, Meets Minimum Requirements

16. Drain, Waste & Vent Piping

B, Some corrosion noted on waste pipe(s).

17. Water Supply Piping

B, Unsupported water piping. - corrosion on pipes

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.

Water heater

20. Water Heater & Installation

M, Meets Minimum Requirements

21. Water Heater Venting

M, Meets Minimum Requirements

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Heating

Heating System Type: 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

Laundry

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

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Kitchen

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

Dining Room/Living Room

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

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Bathroom

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

Hallways/Stairwells

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

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
C, Floor out of level.
- 64. Window Size & Openable Area
M, Meets Minimum Requirements
- 65. Window & Door Condition
C, Other Comment: - no closet
- 66. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

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Bedroom (2nd floor west)

- 60. Walls and Ceiling Components
M, Meets Minimum Requirements
- 61. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 62. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 63. Floor Condition
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

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
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

Not Applicable

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Attic Space

Attic Type: unfloored

Attic Is Accessible?: yes

Attic Insulation Depth: 6 inches

Attic Insulation Type: Mineral Wool

Estimated Attic Insulated Sq Ft: 510

72. Roof Boards & Rafters / Ventilation

M, Meets Minimum Requirements

73. Evidence of Dampness or Staining

C, There is evidence of past dampness or staining in the attic on roof boards and rafters.

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

- C, Trees growing near foundation.
- B, Cracked/damaged areas.
- B, Cracks in stucco.
- C, Foundation is not fully visible.
- C, Concealed by stucco/plaster.

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).

79. Exterior Walls

- B, Cracked, damaged, or loose stucco.

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.
- B, Below Minimum Requirements: - pulling away

83. Cornice & Trim

- B, Weathered in areas.

84. Roof Covering & Flashing

- M, Meets Minimum Requirements

85. Chimney

- B, Damaged/missing bricks and mortar.

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

Not Applicable

Garage

- 94. Roof Structure & Covering
 - M, Meets Minimum Requirements
- 95. Wall Structure & Covering
 - B, Weathered/damaged siding - trim.
 - B, Siding lacks clearance to grade.
- 96. Garage Doors
 - B, Weathered/deteriorated overhead door(s).
 - B, Weathered/deteriorated service door.
- 97. Automatic Garage Door Opener
 - NA, Not Applicable/Does Not Apply
- 98. Electrical Outlets/Fixtures
 - B, Lights/fixtures lack globes. - bulbs missing

Miscellaneous

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

Wall Insulation

Wall Insulation Depth: 2 inches

Wall Insulation Type: Mineral Wool

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Address: 1035 20TH AVE SE 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:

Gopher Rentals LLC
1035 20TH AVE SE
Minneapolis, MN 55414

5/24/2023

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.

ID	Description	Area	Comment
12	Electrical service installation	Electric	More than one 220 volt circuit on 60 amp service. Safety check by licensed electrical contractor required. State electrical permit needed for any repairs.

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: Don Doty

Evaluation Date: 5/24/2023

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Evaluation #: 20231931

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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:
1035 20TH AVE SE
Minneapolis, MN 55414

Year built: 1910

House sq. ft.: 1,652

Number of stories: 1.5

Visit Date: 5/24/23

How it Works

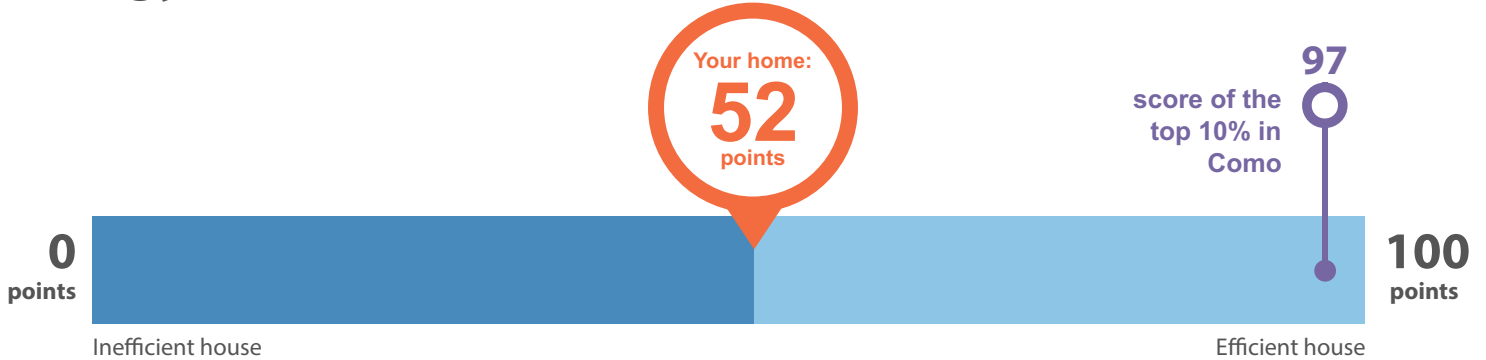
The energy score for your home is similar to MPG for a car, but it evaluates the energy performance of the home. The higher the home scores, the lower your energy bills will be.

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 not energy efficient. This results in a lot of wasted energy when trying to heat and cool your home, which leads to higher energy bills. You have significant opportunities to increase your home's comfort and make cost-effective energy improvements. To learn more visit mncee.org/TISH or contact an Energy Advisor.

	Energy Improvements <i>(by priority)</i>	Improvement Points	Typical Cost	Utility Rebate	Yearly Bill Savings
Heating System	Upgrade your furnace	25	\$3,500– \$6,000	Up to \$500	\$150–\$300
Attic Insulation	Air seal and insulate your attic	16	\$2,400– \$2,850	Up to \$500	\$150–\$300
Wall Insulation	Insulate your exterior walls when remodeling	7	\$2,250– \$2,550	————	\$200–\$400
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

25 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

Current attic insulation depth:
6 inches

Recommended attic insulation depth: 16 inches

Attic Insulation

16 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. This can be especially true with half story homes like yours. 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:*

\$2,400-\$2,850

Yearly Bill Savings:*

\$150-\$300

Rebate Available:

Up to \$500

Current wall insulation depth:
2 inches

Recommended wall insulation depth: 3.5 inches

Wall Insulation

7 improvement points

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

Typical Cost:*

\$2,250-\$2,550

Yearly Bill Savings:*

\$200-\$400

Rebate Available:

n/a