

# 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:** 813 5TH ST SE Minneapolis, MN



**Current Owner Name:** Doug Bonjean

**Contact:** Doug Bonjean

**Owner Address:** 813 5TH ST SE  
Minneapolis, MN 55414

**Business/Relationship:**

**Phone Number:** 000-000-0000

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

**Observed Number of Units:** 1

**City Reference as:** 1

**Building Type:** Single Family Home

**Zoning:** R2B - TWO FAMILY DISTRICT('99)

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:** 3/17/2020

**Signature:** Don Doty

**Evaluation #:** 20201334

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## Basement

1. Basement Stairs/Railings
  - B, Riser height is greater than 8".
  - B, Tread depth is less than 9".
  - B, Uneven riser heights.
  - B, Stairway width is less than 30".
  - B, Stairway headroom is less than 6' 8" . - steep/narrow
  - B, Door opens over the staircase.
2. Basement Floors
  - B, Cracks in floor.
3. Foundation Walls
  - B, Cracks in walls.
  - C, Other Comment: - crawl space not able to view
4. Evidence of Dampness or Staining
  - C, Evidence of past dampness and/or staining.
5. First Floor, Floor System
  - B, Damaged/deteriorated floor board(s).
  - B, Cracked, damaged, or deteriorated joists in areas.
6. Columns & Beams
  - B, Decay at base of column.
  - C, Columns appear to have been relocated.
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
  - B, Unprotected NM wiring.
  - B, Unsecured romex in areas.

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## Electric

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**Amps:** 200

**Volts:** 110/220

- 12. Electrical service installation  
M, Meets Minimum Requirements
- 13. Separate 20-amp Kitchen Circuit indexed at Service Panel  
M, Meets Minimum Requirements
- 14. Separate 20-amp Laundry Circuit indexed at Service Panel  
M, Meets Minimum Requirements

## Plumbing

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- 15. Floor Drains  
NA, Not Applicable/Does Not Apply
- 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

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- 20. Water Heater & Installation  
M, Meets Minimum Requirements
- 21. Water Heater Venting  
C, Electric water heater, no venting required.

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## Heating

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**Heating System Type:** forced air furnace

**Heating System Venting Type:** condensing

- 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

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- 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

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

## 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  
M, Meets Minimum Requirements

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## Bathroom (1 st floor )

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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  
M, Meets Minimum Requirements

## Bathroom (2nd floor)

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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  
M, Meets Minimum Requirements

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## 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, Improper rise & run.  
B, Headroom less than 6'8".
- 59. Smoke Detectors /CO Detectors  
M, Meets Minimum Requirements

## Bedroom (1 st floor west)

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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  
M, Meets Minimum Requirements

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## Bedroom (1 st floor north)

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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  
M, Meets Minimum Requirements

## Bedroom (2nd floor east)

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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  
M, Meets Minimum Requirements



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## Bedroom (2nd floor west)

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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  
M, Meets Minimum Requirements

## Bedroom (2nd floor north)

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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  
M, Meets Minimum Requirements

## Porch/Sunroom/Other

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Not Applicable

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## Attic Space

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**Attic Type:** unfloored

**Attic Is Accessible?:** yes

**Attic Insulation Depth:** 6 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

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

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## Exterior

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

- 76. Foundation
  - B, Cracked/damaged areas.
- 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.
- 79. Exterior Walls
  - B, Weathered/damaged/loose siding.
- 80. Doors (frames/storms/screens/deadbolt locks)
  - B, Weathered/deteriorated door.
- 81. Windows (frames/storms/screens)
  - B, Weathered/deteriorated windows.
- 82. Stoops
  - B, Front steps settled.
- 83. Cornice & Trim
  - M, Meets Minimum Requirements
- 84. Roof Covering & Flashing
  - B, Damaged/worn roofing material
- 85. Chimney
  - B, Mortar missing on areas of chimney.
- 86. Electrical Outlets/Fixtures
  - B, Service wires closer than 3' to window/door.
- 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

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### 89. Floors

B, Damaged floor board(s).

### 90. Walls

B, Weathered or damaged siding.

### 91. Roof/Ceiling

B, Weathered roofing.

### 92. Doors/Screens/Windows

NA, Not Applicable/Does Not Apply

### 93. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

## Garage

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Not Applicable

## Miscellaneous

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### 99. Clutter/Sanitation/Vermin

SC, Excessive amount of stored items.

### 100. Other

M, Meets Minimum Requirements

## Wall Insulation

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**Wall Insulation Depth:** 4 inches

**Wall Insulation Type:** Fiberglass

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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:

Doug Bonjean  
813 5TH ST SE  
Minneapolis, MN 55414

3/17/2020

Owner does not have to complete repairs if the house is not sold.

Pursuant to Minneapolis Code of Ordinances, Sections 248.20 and 248.225, the owner may make the repairs. If the owner makes the repairs, a Certificate of Approval (needed for closing) will be issued after the repairs have been inspected and approved. The owner does not have to complete the repairs if the house does not sell. If the owner does not make the repairs, the buyer must sign an acknowledgement of responsibility form (provided by the City) and return it to the City. The buyer has 90 days from closing to complete the repairs. Your prompt cooperation in attending to the repair items is appreciated however, failure to comply by these deadlines may result in legal action.

### REQUIRED REPAIRS

NONE

### SAFETY CHECKS

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

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

NONE

### PERMIT REQUIRED REPAIR

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

NONE

### Reinspection Process

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

#### ***For items that need a permit:***

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

#### ***For items that do not need a permit:***

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

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## **Appeal**

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

## **Assistance**

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

# Energy Disclosure Report

## Home Profile

**Location:**  
813 5TH ST SE  
Minneapolis, MN 55414

**Year built:** 1900

**House sq. ft.:** 1,818

**Number of stories:** 2

**Visit Date:** 3/17/20

## 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

The energy improvements below are prioritized by utility bill savings and project cost. The points below show how much your score will improve by completing the project. Visit [HomeEnergyHub.org](http://HomeEnergyHub.org) to learn more about these projects.

	Energy Improvements <i>(by priority)</i>	Improvement Points	Typical Cost	Rebate	Yearly Bill Savings
Attic Insulation	Air seal and insulate your attic	10	\$1,900– \$2,200	Up to \$500	\$150–\$300
Heating System	Congrats, your furnace is efficient and less than 20 years old. Consider a clean and tune service.	_____	_____	_____	_____
Wall Insulation	Congrats! Your walls are insulated.	_____	_____	_____	_____
Storm Windows	Congrats! No single-pane windows without storms.	_____	_____	_____	_____



Contact an Energy Advisor: **651-328-6225** or [energydisclosure@mncee.org](mailto:energydisclosure@mncee.org)

# Next Step:

## Contact an Energy Advisor



Mike



Kat

651-328-6225 or  
energydisclosure@mncee.org

## 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.*

## Energy Improvements *(by priority)*

**Current Attic R-Value:** R-20  
**Recommended R-Value:** R-50

### Attic Insulation

**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.

10 improvement points

**Typical Cost:\***

\$1,900–\$2,200

**Yearly Bill Savings:\***

\$150–\$300

**Rebate Available:**

Up to \$500