

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: 4853 NICOLLET AVE Minneapolis, MN



Current Owner Name: Winchell Properties II LLC

Contact: Winchell Properties II LLC

Owner Address: 4908 KINGSDALE DR
Bloomington, MN 55437

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: 2

City Reference as: 2

Building Type: Duplex/Multiplex

Zoning: UN3

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: Doug Hastings

Phone: 952-892-0490

Evaluation Date: 5/20/2024

Signature: Doug Hastings

Evaluation #: 20242102

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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".

Unit 4853

Basement

1. Basement Stairs/Railings
B, Below Minimum Requirements: - low headroom
2. Basement Floors
M, Meets Minimum Requirements
3. Foundation Walls
M, Meets Minimum Requirements
4. Evidence of Dampness or Staining
M, Meets Minimum Requirements
5. First Floor, Floor System
C, Other Comment: - water stained wood
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

Electric

Amps: 100

Volts: 110/220

12. Electrical service installation
C, Other Comment: - 100 amp panel & interior utility meter / no permit to upgrade
13. Separate 20-amp Kitchen Circuit indexed at Service Panel
C, Other Comment: - none
14. Separate 20-amp Laundry Circuit indexed at Service Panel
C, Other Comment: - none

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Plumbing

- 15. Floor Drains
M, Meets Minimum Requirements
- 16. Drain, Waste & Vent Piping
C, Other Comment: - not visible
- 17. Water Supply Piping
C, Other Comment: - rusted pipes
- 18. Gas Piping
M, Meets Minimum Requirements
- 19. Copper Water Line Visible on the Street Side of Water Meter
NA, Not Applicable/Does Not Apply

Water heater

- 20. Water Heater & Installation
M, Meets Minimum Requirements
- 21. Water Heater Venting
RRP, Repair/Replace: - negative vent pipe slope

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
B, Below Minimum Requirements: - leaking tub faucet

Kitchen (53)

- 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
C, Other Comment: - minimal water flow
- 37. Gas Piping
B, Below Minimum Requirements: - old shutoff

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Dining Room/Living Room (53)

- 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

Bathroom (53)

- 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
B, Below Minimum Requirements: - improperly vented tub
- 52. Water Flow
B, Below Minimum Requirements: - low water flow

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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, Below Minimum Requirements: - low headroom
- 59. Smoke Detectors /CO Detectors
RRE, Repair/Replace: - no carbon monoxide detector

Bedroom (53 east bedroom)

- 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 (53 middle bedroom)

- 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 (53 west bedroom)

- 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

Not Applicable

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Attic Space

Attic Type: unfloored

Attic Is Accessible?: yes

Attic Insulation Depth: 2 inches

Attic Insulation Type: Fiberglass

Estimated Attic Insulated Sq Ft: 1152

72. Roof Boards & Rafters / Ventilation

B, Below Minimum Requirements: - sagged rafters

73. Evidence of Dampness or Staining

C, Other Comment: - water stained wood

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

C, Other Comment: - not visible

77. Basement Windows

M, Meets Minimum Requirements

78. Drainage (Grade) / Rainleaders

B, Below Minimum Requirements: - flat grade

79. Exterior Walls

M, Meets Minimum Requirements

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

M, Meets Minimum Requirements

81. Windows (frames/storms/screens)

B, Below Minimum Requirements: - decayed wood trim

82. Stoops

B, Below Minimum Requirements: - cracked & patched concrete

83. Cornice & Trim

M, Meets Minimum Requirements

84. Roof Covering & Flashing

M, Meets Minimum Requirements

85. Chimney

B, Below Minimum Requirements: - loose & missing bricks & mortar / tipped chimney

86. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

87. Exterior Plumbing-Backflow Prevention

M, Meets Minimum Requirements

88. Two-Family Dwelling Egress

M, Meets Minimum Requirements

Open/Unheated Porch

Not Applicable

Garage

Not Applicable

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Miscellaneous

99. Clutter/Sanitation/Vermin

M, Meets Minimum Requirements

100. Other

NA, Not Applicable/Does Not Apply

Wall Insulation

Wall Insulation Depth: 2 inches

Wall Insulation Type: Fiberglass

Unit 4855

Basement

1. Basement Stairs/Railings

M, Meets Minimum Requirements

2. Basement Floors

B, Below Minimum Requirements: - low headroom

3. Foundation Walls

M, Meets Minimum Requirements

4. Evidence of Dampness or Staining

M, Meets Minimum Requirements

5. First Floor, Floor System

M, Meets Minimum Requirements

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: 100

Volts: 110/220

12. Electrical service installation

C, Other Comment: - 100 amp panel with interior utility meter / no permit to upgrade

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

C, Other Comment: - none

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

C, Other Comment: - none

Plumbing

15. Floor Drains

M, Meets Minimum Requirements

16. Drain, Waste & Vent Piping

M, Meets Minimum Requirements

17. Water Supply Piping

C, Other Comment: - rusted pipes

18. Gas Piping

B, Below Minimum Requirements: - old water heater shutoff

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

B, Below Minimum Requirements: - no metal liner

RRE, Repair/Replace: - uncapped chimney

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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
C, Other Comment: - rusted pipe
- 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
SC, Suggested Correction: - leaking tub faucet & drain pipe

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Kitchen (55)

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

B, Below Minimum Requirements: - low water flow

37. Gas Piping

B, Below Minimum Requirements: - old shutoff

Dining Room/Living Room (55)

38. Walls and Ceiling Components

C, Other Comment: - cracked plaster

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 (55)

- 45. Walls & Ceiling Components
 - C, Other Comment: - cracked & loose plaster
- 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
 - B, Below Minimum Requirements: - low water flow

Hallways/Stairwells (55)

- 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, Below Minimum Requirements: - low headroom
- 59. Smoke Detectors /CO Detectors
 - RRE, Repair/Replace: - no carbon monoxide detector

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Bedroom (55 east bedroom)

- 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 (55 middle bedroom)

- 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

Truth in Sale of Housing Disclosure Report

Address: 4853 NICOLLET AVE 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".

Bedroom (55 west bedroom)

- 60. Walls and Ceiling Components
 - M, Meets Minimum Requirements
- 61. Evidence of Dampness or Staining
 - C, Other Comment: - patched plaster
- 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

Not Applicable

Attic Space

Attic Type: unfloored

Attic Is Accessible?: yes

Attic Insulation Depth: 2 inches

Attic Insulation Type: Fiberglass

Estimated Attic Insulated Sq Ft: 1152

- 72. Roof Boards & Rafters / Ventilation
 - B, Below Minimum Requirements: - sagged rafters
- 73. Evidence of Dampness or Staining
 - C, Other Comment: - water stained wood
- 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

C, Other Comment: - not visible

77. Basement Windows

M, Meets Minimum Requirements

78. Drainage (Grade) / Rainleaders

B, Below Minimum Requirements: - flat grade

79. Exterior Walls

M, Meets Minimum Requirements

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

M, Meets Minimum Requirements

81. Windows (frames/storms/screens)

B, Below Minimum Requirements: - decayed wood trim

82. Stoops

B, Below Minimum Requirements: - cracked & patched concrete

83. Cornice & Trim

M, Meets Minimum Requirements

84. Roof Covering & Flashing

M, Meets Minimum Requirements

85. Chimney

B, Below Minimum Requirements: - loose bricks & mortar / tipped chimney

86. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

87. Exterior Plumbing-Backflow Prevention

M, Meets Minimum Requirements

88. Two-Family Dwelling Egress

M, Meets Minimum Requirements

Open/Unheated Porch

Not Applicable

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Garage

94. Roof Structure & Covering

B, Below Minimum Requirements: - deteriorated shingles

95. Wall Structure & Covering

B, Below Minimum Requirements: - contacting earth / decayed wood / cracked & settled concrete / tipped walls

96. Garage Doors

B, Below Minimum Requirements: - decayed wood trim

97. Automatic Garage Door Opener

NA, Not Applicable/Does Not Apply

98. Electrical Outlets/Fixtures

NA, Not Applicable/Does Not Apply

Miscellaneous

99. Clutter/Sanitation/Vermin

M, Meets Minimum Requirements

100. Other

NA, Not Applicable/Does Not Apply

Wall Insulation

Wall Insulation Depth: 2 inches

Wall Insulation Type: Fiberglass

Truth in Sale of Housing Disclosure Report

Address: 4853 NICOLLET AVE 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:

Winchell Properties II LLC
4908 KINGSDALE DR
Bloomington, MN 55437

5/20/2024

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
59	Smoke Detectors /CO Detectors	4853 - Hallways/Stairwells	Repair/Replace: - no carbon monoxide detector
21	Water Heater Venting	4855 - Water heater	Repair/Replace: - uncapped chimney
59	Smoke Detectors /CO Detectors	4855 - Hallways/Stairwells(55)	Repair/Replace: - no carbon monoxide detector

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.

ID	Description	Area	Comment
21	Water Heater Venting	4853 - Water heater	Repair/Replace: - negative vent pipe slope

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.

Evaluator Name: Doug Hastings

Evaluation Date: 5/20/2024

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Evaluation #: 20242102

Truth in Sale of Housing Disclosure Report

Address: 4853 NICOLLET AVE Minneapolis, MN



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:
4853 NICOLLET AVE
Minneapolis, MN 55419

Year built: 1952

House sq. ft.: 3,492

Number of stories: 2

Visit Date: 5/20/24

How it Works

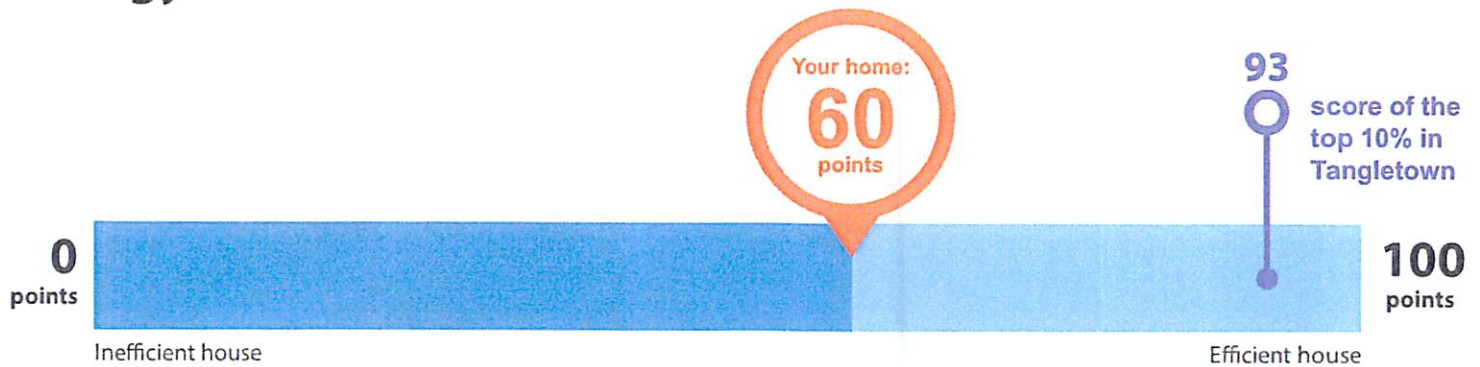
The **energy score for your home** is similar to MPG for a car, but it evaluates the energy performance of the home. The higher the home scores, the lower your energy bills will be.

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 or contact an Energy Advisor.

	Energy Improvements (by priority)	Improvement Points	Typical Cost	Incentives Up To	Yearly Bill Savings
Attic Insulation	Air seal and insulate your attic	15	\$4,000–\$6,500	\$2,600 rebate; \$2,000 tax credit	\$150–\$300
Heating System	Upgrade your furnace when it's 20 years old	13	\$5,000–\$6,200	\$1,000 rebate; \$600 tax credit	\$150–\$300
Wall Insulation	Insulate your exterior walls when remodeling	12	\$4,500–\$7,000	—————	\$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 attic insulation depth:
2 inches

Recommended attic insulation depth: 16 inches

Attic Insulation

15 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:*
\$4,000–\$6,500

Yearly Bill Savings:*
\$150–\$300

Incentives Up To:
\$2,600 rebate;
\$2,000 tax credit

Current furnace efficiency:
80-84%

Recommended efficiency:
96% or better

Heating System

13 improvement points

The furnace is within the typical 20-year service lifespan but is not energy efficient. When it is time to replace it, choose a high-efficiency furnace for improved energy savings and comfort.

You can install a heat pump at the same time as a new furnace. A heat pump provides high-efficiency heating and cooling. A heat pump plus a furnace (called a dual fuel or hybrid system) can significantly reduce household emissions. Visit electrifyeverythingmn.org to learn more about equipment options that benefit indoor air quality and the climate.

Typical Furnace Cost:*
\$5,000–\$6,200

Yearly Bill Savings:*
\$150–\$300

Incentives Up To:
\$1,000 rebate;
\$600 tax credit

Current wall insulation depth:
2 inches

Recommended wall insulation depth: 3.5 inches

Wall Insulation

12 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:*
\$4,500–\$7,000

Yearly Bill Savings:*
\$200–\$400

Incentives Up To:
n/a