

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: 3441 34TH AVE S Minneapolis, MN



Current Owner Name: Kristen N Bothun

Contact: Kristen N Bothun

Owner Address: 3441 34TH AVE S
Minneapolis, MN 55406

Business/Relationship:

Phone Number:

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

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: Alan Copia

Phone: 612-824-2000

Evaluation Date: 11/7/2022

Signature: Alan Copia

Evaluation #: 20225960

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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

1. Basement Stairs/Railings

B, Tread depth is less than 9".

B, Openings in guardrail over 9".

B, Handrail is not continuous.

B, Below Minimum Requirements: - B, Handrail ends do not return to the wall

2. Basement Floors

C, Other Comment: - C, Views of the floor are limited by stored items and finished surfaces.

3. Foundation Walls

C, Other Comment: - C, Limited views of foundation walls due to stored items.

4. Evidence of Dampness or Staining

C, Evidence of past dampness and/or staining.

C, Efflorescence on walls.

5. First Floor, Floor System

M, Meets Minimum Requirements

6. Columns & Beams

M, Meets Minimum Requirements

7. Basement Sleeping Rooms

C, There are no basement bedrooms.

8. Basement Plumbing Fixtures

M, Meets Minimum Requirements

9. Sump Pumps

C, No sump pump present.

10. Smoke Detectors / CO Detectors

M, Meets Minimum Requirements

11. Basement Electrical Outlets/Fixtures

SC, Extension cord wiring in lieu of permanent wiring. Installation of permanent wiring requires a state electric permit.

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Electric

Amps: 100

Volts: 115/230

- 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

- 15. Floor Drains
C, Other Comment: - C, the floor drain was not located.
- 16. Drain, Waste & Vent Piping
M, Meets Minimum Requirements
- 17. Water Supply Piping
M, Meets Minimum Requirements
- 18. Gas Piping
M, Meets Minimum Requirements
- 19. Copper Water Line Visible on the Street Side of Water Meter
C, Shut-off too close to grade to determine whether line is copper.

Water heater

- 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: 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

- 26. Gas Piping
B, Below Minimum Requirements: - B, Lacks Sediment trap.
- 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
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
C, Other Comment: - C, the ungrounded 3 prong outlet is GFCI protected.
- 35. Plumbing Fixtures
M, Meets Minimum Requirements
- 36. Water Flow
M, Meets Minimum Requirements
- 37. Gas Piping
C, Gas piping not visible.

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
M, Meets Minimum Requirements
- 42. Window Size & Openable Area
M, Meets Minimum Requirements
- 43. Window & Door Condition
M, Meets Minimum Requirements
- 44. Electrical Outlets/Fixtures
C, Limited view due to stored items or furnishings.

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Bathroom (2nd floor)

- 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
B, Below Minimum Requirements: - B, lost seal at the thermopane window.
- 50. Electrical Outlets & Fixtures
C, Other Comment: - C, the ungrounded 3 prong outlet is GFCI protected.
- 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, Below Minimum Requirements: - B, Handrail ends do not return to wall
- 59. Smoke Detectors /CO Detectors
M, Meets Minimum Requirements

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Bedroom (2bd fl front)

60. Walls and Ceiling Components

C, Other Comment: - C, the insulation test hole was drilled in the NW BR closet (no insulation was visible).

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 fl rear)

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

SC, 3-Prong outlets not grounded

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Porch/Sunroom/Other

- 67. Walls and Ceiling Components
 NA, Not Applicable/Does Not Apply
- 68. Evidence of Dampness or Staining
 NA, Not Applicable/Does Not Apply
- 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

Attic Space

Attic Type: peak

Attic Is Accessible?: yes

Estimated Attic Insulated Sq Ft: 400

Attic Insulation Depth: 13.0 inches

Attic Insulation Type: Cellulose

- 72. Roof Boards & Rafters / Ventilation
 C, Other Comment: - C, limited views from the hatch
- 73. Evidence of Dampness or Staining
 C, There is evidence of past dampness or staining in the attic on roof boards and rafters.
 C, Other Comment: - C, not viewed.
- 74. Electrical Outlets & Fixtures
 C, Other Comment: - C, limited views from the hatch
- 75. Mechanical Venting
 C, Other Comment: - C, limited views from the hatch, bath fan discharge was not visible.

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Exterior

Estimated number of single pane windows without storms: 0

- 76. Foundation
M, Meets Minimum Requirements
- 77. Basement Windows
M, Meets Minimum Requirements
- 78. Drainage (Grade) / Rainleaders
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
C, Portions of roof are not visible.
- 85. Chimney
C, Other Comment: - C, the chimney cap is not visible from the ground.
- 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

89. Floors

NA, Not Applicable/Does Not Apply

90. Walls

NA, Not Applicable/Does Not Apply

91. Roof/Ceiling

NA, Not Applicable/Does Not Apply

92. Doors/Screens/Windows

NA, Not Applicable/Does Not Apply

93. Electrical Outlets/Fixtures

NA, Not Applicable/Does Not Apply

Garage

94. Roof Structure & Covering

M, Meets Minimum Requirements

95. Wall Structure & Covering

B, Siding lacks clearance to grade.
C, Other Comment: - C, stored items and finished surfaces.

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: 0.0 inches

Wall Insulation Type: None

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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:

Kristen N Bothun
3441 34TH AVE S
Minneapolis, MN 55406

11/7/2022

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

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:
3441 34TH AVE S
Minneapolis, MN 55406

Year built: 1917

House sq. ft.: 1,432

Number of stories: 1.5

Visit Date: 11/7/22

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
Wall Insulation	Insulate your exterior walls	26	\$2,000–\$2,250	Up to \$500	\$200–\$400
Heating System	Energy Badge earned! Your furnace is efficient. Regular cleaning and tuning is recommended.	_____	_____	_____	_____
Attic Insulation	Energy Badge earned! Your home has efficient attic insulation	_____	_____	_____	_____
Storm Windows	All single-pane windows have storm windows.	_____	_____	_____	_____



Next Step:

Contact an Energy Advisor



Mike



Kat

651-328-6225 or
energydisclosure@mncee.org
mncee.org/TISH

An Energy Advisor can help:



Answer your questions



Connect you to financing and utility rebates



Refer you to trusted contractors

The energy advisor service is provided by CEE with funding from CenterPoint Energy.

Prioritized Energy Improvements

Current wall insulation depth:
0 inches

Recommended wall insulation depth: 3.5 inches

Wall Insulation

26 improvement points

Insulate your walls. Walls with little insulation are cold and drafty. Dense packing your walls with insulation will reduce home drafts and improve home comfort. This will also reduce energy waste and save money. Contact an Energy Advisor to learn more and get help with next steps.

Typical Cost:*

\$2,000–\$2,250

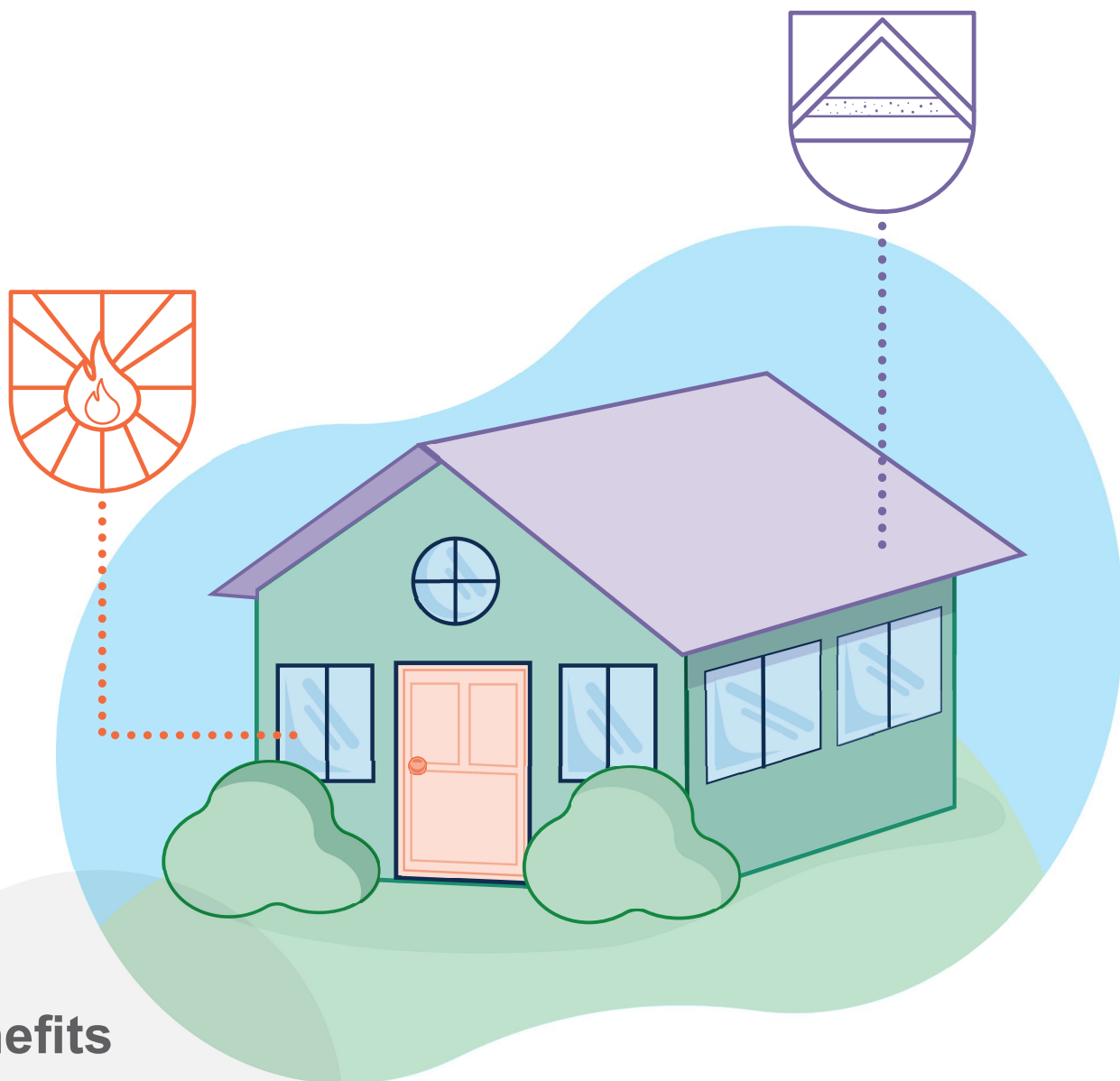
Yearly Bill Savings:*

\$200–\$400

Rebate Available:

Up to \$500

This home has an energy efficient **heating system** & **attic insulation**.



Benefits

- Lower energy bills
- Improved home durability
- Healthier indoor climate



This home has an energy efficient **heating system** and **attic insulation**.

The energy inspection of this home found an efficient heating system and efficient levels of attic insulation. The benefits include:

Lower energy bills — efficient heating systems and attic insulation save up to \$600 a year on heating and cooling.

Improved home durability — efficient attic insulation helps prevent ice dams.

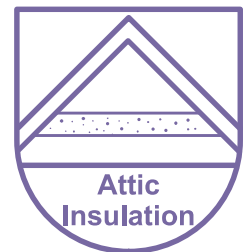
Healthier indoor climate — efficient heating systems and attic insulation improve indoor air quality and safely manage exhaust.

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.