

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: 1018 12TH AVE SE Minneapolis, MN



Current Owner Name: KLP Real Estate LLC

Contact: KLP Real Estate LLC

Owner Address: 1018 12TH AVE SE
Minneapolis, MN 55414

Business/Relationship:

Phone Number:

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

THERE ARE REQUIRED REPAIR/REPLACE ITEMS NOTED IN THIS REPORT.

Observed Number of Units: 1

City Reference as: 1

Building Type: Single Family Home

Zoning: R1A - SINGLE 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: Alan Copia

Phone: 612-824-2000

Evaluation Date: 2/7/2020

Signature: Alan Copia

Evaluation #: 20200614

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EVALUATION CODES:

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Basement

1. Basement Stairs/Railings
 - B, Riser height is greater than 8".
 - B, Uneven riser heights.
 - B, Stairway width is less than 30".
 - B, Stairway headroom is less than 6' 8".
2. Basement Floors
 - C, Floor is uneven in areas.
 - C, Other Comment: - C, the opening to the crawl space is screwed shut, not viewed.
3. Foundation Walls
 - M, Meets Minimum Requirements
4. Evidence of Dampness or Staining
 - C, Evidence of past dampness and/or staining.
5. First Floor, Floor System
 - B, Below Minimum Requirements: - B, Excessive notching at joists in basement bathroom.
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
 - M, Meets Minimum Requirements

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Electric

Amps: 100

Volts: 115/230

- 12. Electrical service installation
RRE, No jumper wire at water meter
- 13. Separate 20-amp Kitchen Circuit indexed at Service Panel
M, Meets Minimum Requirements
- 14. Separate 20-amp Laundry Circuit indexed at Service Panel
M, Meets Minimum Requirements

Plumbing

- 15. Floor Drains
RRE, Repair/Replace: - RRE, floor drain is clogged, must be functional with clean out plug in place.
- 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
M, Meets Minimum Requirements

Water heater

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

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Heating (Heating 1)

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

Heating (Heating 2)

Heating System Type: electric other

Heating System Venting Type: na

- 22. Heating Plant Viewed in Operation
M, Meets Minimum Requirements
- 23. Heating Plant & Installation
C, Other Comment: - the rear addition has electric baseboard heat.
- 24. Heating Plant Combustion Venting
NA, Not Applicable/Does Not Apply
- 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
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 piping not visible.
SC, Suggested Correction: - SC, stove top is below counter top.

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
SC, 3-Prong outlets not grounded

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Bathroom (basement)

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

B, Below Minimum Requirements: - B, the exhaust fan is worn out.

49. Window & Door Condition

NA, Not Applicable/Does Not Apply

50. Electrical Outlets & Fixtures

M, Meets Minimum Requirements

51. Plumbing Fixtures

RRE, Repair/Replace: - RRE, inoperative sink and shower, fixtures must be operational or removed and capped as per MPLS plumbing requirements.

52. Water Flow

RRE, Water off at time of evaluation. Re-inspection required.

Bathroom (1st fl)

45. Walls & Ceiling Components

M, Meets Minimum Requirements

46. Evidence of Dampness or Staining

M, Meets Minimum Requirements

47. Floor Condition

B, Floor not impervious to moisture.

B, Damaged areas of 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

SC, Suggested Correction: - SC, bathtub is cracked (patched).

52. Water Flow

M, Meets Minimum Requirements

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Bathroom (2nd fl)

- 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

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, Narrow stairs.
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 (1st fl 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
M, Meets Minimum Requirements
- 64. Window Size & Openable Area
M, Meets Minimum Requirements
- 65. Window & Door Condition
B, Below Minimum Requirements: - B, broken crank mechanisms at bedroom windows.
- 66. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

Bedroom (2nd fl 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
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 fl north)

- 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

Bedroom (2nd fl south)

- 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
B, Missing/damaged window components.
- 66. Electrical Outlets/Fixtures
SC, 3-Prong outlets not grounded

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Bedroom (2nd fl 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
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 NE)

- 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 fl SE)

- 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

- 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

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Attic Space

Attic Type: unfloored

Attic Is Accessible?: yes

Estimated Attic Insulated Sq Ft: 500

Attic Insulation Depth: 3.0 inches

Attic Insulation Type: Cellulose

72. Roof Boards & Rafters / Ventilation

C, Other Comment: - C, viewed from hatch, not walkable.

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

B, Below Minimum Requirements: - B, Insulation is covering K and T wiring.

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
 - M, Meets Minimum Requirements
- 77. Basement Windows
 - M, Meets Minimum Requirements
- 78. Drainage (Grade) / Rainleaders
 - C, Snow covered in areas, can't fully view.
- 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
 - B, Below Minimum Requirements: - B, damaged soffit and fascia components.
- 84. Roof Covering & Flashing
 - B, Damaged/worn roofing material
- 85. Chimney
 - M, Meets Minimum Requirements
- 86. Electrical Outlets/Fixtures
 - B, Below Minimum Requirements: - B, Improper exterior outlet (lacks cover).
- 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

Not Applicable

Miscellaneous

99. Clutter/Sanitation/Vermin

NA, Not Applicable/Does Not Apply

100. Other

NA, Not Applicable/Does Not Apply

Wall Insulation

Wall Insulation Depth: 4 inches

Wall Insulation Type: Cellulose

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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:

2/7/2020

KLP Real Estate LLC
1018 12TH AVE SE
Minneapolis, MN 55414

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

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

REQUIRED REPAIRS

ID	Description	Area	Comment
12	Electrical service installation	Electric	No jumper wire at water meter
15	Floor Drains	Plumbing	Repair/Replace: - RRE, floor drain is clogged, must be functional with clean out plug in place.
51	Plumbing Fixtures	Bathroom(basement)	Repair/Replace: - RRE, inoperative sink and shower, fixtures must be operational or removed and capped as per MPLS plumbing requirements.
52	Water Flow	Bathroom(basement)	Water off at time of evaluation. Re-inspection required.

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:

Truth in Sale of Housing Disclosure Report

Address: 1018 12TH AVE SE Minneapolis, MN



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.

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:
1018 12TH AVE SE
Minneapolis, MN 55414

Year built: 1900

House sq. ft.: 3,364

Number of stories: 1.75

Visit Date: 2/7/20

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 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	25	\$3,000– \$3,650	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.	_____	_____	_____	_____
Windows	Congrats! No single-pane windows without storms.	_____	_____	_____	_____



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-10

Recommended

R-Value: R-50

Attic Insulation

25 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:*

\$3,000–\$3,650

Yearly Bill Savings:*

\$150–\$300

Rebate Available:

Up to \$500