

# 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: 5012 YORK AVE S Minneapolis, MN



Current Owner Name: Stephanie A Branson

Contact: Stephanie A Branson

Owner Address: 5012 YORK AVE S  
Minneapolis, MN 55410

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: No

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: John McGrath

Phone: 612-381-0023

Evaluation Date: 3/14/2020

Signature: John McGrath

Evaluation #: 20201288

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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  
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## Basement

1. Basement Stairs/Railings
  - B, Stairway headroom is less than 6' 8".
  - B, Openings in guardrail over 9".
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
  - 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
  - B, Below Minimum Requirements: - Improperly terminated electrical wires, duct tape covering.

## 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

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## Plumbing

- 15. Floor Drains  
M, Meets Minimum Requirements
- 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 (Traditional Vent in Basement)

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

## Heating

**Heating System Type:** forced air furnace

**Heating System Venting Type:** natural draft

- 22. Heating Plant Viewed in Operation  
M, Meets Minimum Requirements
- 23. Heating Plant & Installation  
M, Meets Minimum Requirements
- 24. Heating Plant Combustion Venting  
M, Meets Minimum Requirements
- 25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures  
M, Meets Minimum Requirements

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## Laundry (Basement)

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

## 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  
RRE, Dishwasher discharge lacks high rise/air gap under sink.
- 36. Water Flow  
M, Meets Minimum Requirements
- 37. Gas Piping  
M, Meets Minimum Requirements

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## 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, Other Comment: - Mostly 2 prong outlets.

## Bathroom (Main Floor Hallway)

- 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

### 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

M, Meets Minimum Requirements

### 59. Smoke Detectors /CO Detectors

RRE, Missing smoke detector(s) on first floor. - Must be within 10 feet of each bedroom.

## Bedroom (South 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 (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

### Bedroom (North 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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## Porch/Sunroom/Other (Front Entry Porch unheated)

- 67. Walls and Ceiling Components  
M, Meets Minimum Requirements
- 68. Evidence of Dampness or Staining  
M, Meets Minimum Requirements
- 69. Floor Condition, Area & Ceiling Height  
M, Meets Minimum Requirements
- 70. Window & Door Condition  
M, Meets Minimum Requirements
- 71. Electrical Outlets/Fixtures  
M, Meets Minimum Requirements

## Attic Space

**Attic Type:** unfloored

**Attic Is Accessible?:** yes

**Attic Insulation Depth:** 12 inches

**Attic Insulation Type:** Cellulose

**Estimated Attic Insulated Sq Ft:** 900

- 72. Roof Boards & Rafters / Ventilation  
M, Meets Minimum Requirements
- 73. Evidence of Dampness or Staining  
M, Meets Minimum Requirements
- 74. Electrical Outlets & Fixtures  
M, Meets Minimum Requirements
- 75. Mechanical Venting  
M, Meets Minimum Requirements



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## Exterior

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

#### 76. Foundation

M, Meets Minimum Requirements

#### 77. Basement Windows

B, Below Minimum Requirements: - window wells not secured to the structure.

#### 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

M, Meets Minimum Requirements

#### 85. Chimney

B, Mortar missing on areas of chimney.

#### 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 (Back entry porch unheated)

### 89. Floors

M, Meets Minimum Requirements

### 90. Walls

M, Meets Minimum Requirements

### 91. Roof/Ceiling

M, Meets Minimum Requirements

### 92. Doors/Screens/Windows

M, Meets Minimum Requirements

### 93. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

## Garage (Detached 2 Car Garage)

### 94. Roof Structure & Covering

M, Meets Minimum Requirements

### 95. Wall Structure & Covering

M, Meets Minimum Requirements

### 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

M, Meets Minimum Requirements

### 100. Other

M, Meets Minimum Requirements

## Wall Insulation

Wall Insulation Depth: 2 inches

Wall Insulation Type: Fiberglass

# Truth in Sale of Housing Disclosure Report

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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:

Stephanie A Branson  
5012 YORK AVE S  
Minneapolis, MN 55410

3/14/2020

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

ID	Description	Area	Comment
35	Plumbing Fixtures	Kitchen	Dishwasher discharge lacks high rise/air gap under sink.
59	Smoke Detectors /CO Detectors	Hallways/Stairwells	Missing smoke detector(s) on first floor. - Must be within 10 feet of each bedroom.

### 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:*

Evaluator Name: John McGrath

Evaluation Date: 3/14/2020

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Evaluation #: 20201288

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

## **Appeal**

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

## **Assistance**

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

# Energy Disclosure Report

## Home Profile

**Location:**

5012 YORK AVE S  
Minneapolis, MN 55410

**Year built:** 1922

**House sq. ft.:** 1,960

**Number of stories:** 1

**Visit Date:** 3/14/20

## 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.**

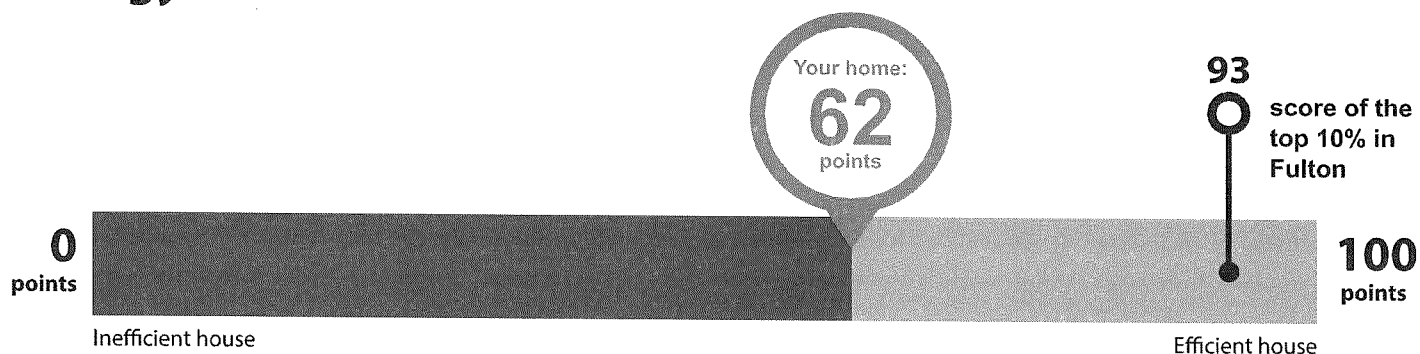
Homes with the highest scores typically sell for 2-6% more.\*\*

**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 (by priority)	Improvement Points	Typical Cost	Rebate	Yearly Bill Savings
Heating System	Upgrade your furnace	27	\$3,500– \$6,000	Up to \$500	\$150–\$300
Wall Insulation	Insulate your exterior walls when remodeling	10	\$2,100– \$2,300	—	\$200–\$400
Attic Insulation	Air seal and insulate your attic when remodeling	1	\$1,900– \$2,200	—	\$150–\$300
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



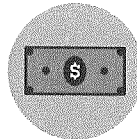
Kat

651-328-6225 or  
[energydisclosure@mncee.org](mailto:energydisclosure@mncee.org)

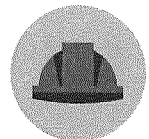
### An Energy Advisor can help:



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)

### Type:

Forced Air Furnace

### Venting:

Natural Draft

### Age:

< 20 years old

### Heating System

27 improvement points

**Upgrade your furnace.** Your furnace's basic natural draft system makes it possible for gases like carbon monoxide to spill back into your home, posing a potential risk to your indoor air quality and health. The best solution is to replace your furnace with a model that has an efficiency (AFUE) of at least 96% and an electronically commutated motor (ECM). This upgrade will modernize your heating system, properly remove combusted gases from your home, and maximize your energy savings.

### Typical Cost:\*

\$3,500–\$6,000

### Yearly Bill Savings:\*

\$150–\$300

### Rebate Available:

Up to \$500

### Current Wall

R-Value: R-6

### Recommended

R-Value: R-11

### Wall Insulation

10 improvement points

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

### Typical Cost:\*

\$2,100–\$2,300

### Yearly Bill Savings:\*

\$200–\$400

### Rebate Available:

n/a

### Current Attic

R-Value: R-40

### Recommended

R-Value: R-50

### Attic Insulation

1 improvement points

**Consider improving your attic as part of another project.** Although there is room for improvement upgrading your attic would not be cost-effective based on energy savings alone. However, if you plan to remodel or re-roof you should ask your contractor about adding additional attic insulation.

### Typical Cost:\*

\$1,900–\$2,200

### Yearly Bill Savings:\*

\$150–\$300

### Rebate Available:

n/a