

Truth in Sale of Housing Disclosure Report

NOTICE - Read Entire Report Carefully. This is not a Buyer's Inspection!

Address: 10516 Blaisdell Circle, Bloomington, MN 55420



Current Owner Name: Test House

Contact:
Business/Relationship:

Owner Address:

I declare to the best of my knowledge the following information:

This property has had environmental testing, removal, or remediation of environmental contamination by the United States Environmental Protection Agency, Minnesota Pollution Control Agency, other governmental agency, or under the direction of such agency: Yes / No

If yes, the seller shall provide the testing, removal, or remediation results to the buyer.

Water damage to property: flood damage sewer backup water seepage

Please Describe:

Age of Roof: _____ **Condition of Roof:** Poor Fair Good Excellent **Currently Leaking:** Yes / No **Patched:** Yes / No

Signature of Owner/Representative of Owner

Date:

(Disclosure Report Not Valid Without Signature)

***** 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

Present Occupancy: Conforming

Zoning:

Housing Orders: No

Condemnation Status: NA

Reason:

1. This report offers a limited overview of the building components and fixtures by the evaluator 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 Repair/Replace 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. Also, 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.
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 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, Minneapolis Inspections Division, 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: M J Moser

Phone: 651-455-5888 **Evaluation Date:** 03/23/10

Signature:

A handwritten signature in black ink that appears to read "M J Moser".

Evaluation #:

Truth in Sale of Housing Disclosure Report

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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 acknowledgement 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".

1 Basement

1. Basement Stairs/Railings
 - B, Uneven riser heights.**
 - B, Riser height is greater than 8".**
 - B, Stairway headroom is less than 6' 8" at bottom.**
 - C, Other Comment: Crawl space(s) not entered.**
2. Basement Floors
 - C, Other Comment: Some areas carpet covered.**
3. Foundation Walls
 - C, Other Comment: Some cracks visible. Most areas covered / finished.**
 - B, Floor plates for interior walls are not treated wood.**
4. Evidence of Dampness or Staining
 - C, Areas finished,can't view to evaluate.**
5. First Floor, Floor System
 - B, Damaged ceiling in areas.**
 - C, finished ceiling in most areas ,can't view.**
6. Columns & Beams
 - C, Other Comment: Columns & beams are conceled.**
7. Basement Sleeping Rooms
 - C, Yes, there are basement bedrooms. See Bedroom Section for details.**
8. Basement Plumbing Fixtures
 - RRE, Repair/Replace: Water is off - reinspection required.**
9. Sump Pump
 - NA, Not Applicable
10. Smoke Detectors / CO Detectors
 - RRE, Repair/Replace: Improperly located smoke detector in lower level bedroom.**
11. Basement Electrical Outlets/Fixture
 - B, Unprotected romex wiring.**
 - B, Below Minimum Requirements: Unsecured flexible conduit.**

2 Electric

Amps:

150

Volts:

115/230

12. Electrical Service Installation
 - RRE, Missing grounding clamp on house side of jumper at water meter.**
 - RRE, Knockout(s) missing in front of service panel.**
 - RRP, Repair/Replace: Broken handle on circuit breaker. Permit required to replace breaker.**

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- 13. Separate 20-amp Kitchen Circuit ind
M, Meets Minimum Requirements
- 14. Separate 20-amp Laundry Circuit ind
M, Meets Minimum Requirements

3 Plumbing

- 15. Floor Drains
C, Can't get cover off drain to evaluate.
- 16. Drain, Waste & Vent Piping
**B, No purple primer visible on PVC (white) plastic waste connections.
RRE, Water off at time of evaluation. Re-inspection required.**
- 17. Water Supply Piping
**RRE, Water off at time of evaluation - reinspection required.
C, Other Comment: Most water piping concealed.**
- 18. Gas Piping
C, Most gas piping is concealed,
- 19. Copper Water Line Visible on the St
M, Meets Minimum Requirements

4 Water Heater

- 20. Water Heater & Installation
**RRE, Water heater shut off,
C, Limited access to water heater controls for servicing.**
- 21. Water Heater Venting
RRE, Water heater venting not viewed in operation. Reinspection required

5 Heating

Heating Type:
Forced Air

Heating Fuel:
Gas

- 22. Heating Plant Viewed in Operation
M, Meets Minimum Requirements
- 23. Heating Plant Installation
B, Observable heat source lacking in some rooms.
- 24. Heating Plant Combustion Venting
M, Meets Minimum Requirements
- 25. Incinerator / Abandoned Oil Tanks /
NA, Not Applicable

6 Laundry

- 26. Gas Piping
**B, Unsupported gas line. No drip-tee on dryer gas line.
B, Below Minimum Requirements: Old style valve in use on dryer, valve must be replaced when the dryer is replaced. A plumbing permit will be required.**

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27. Dryer Venting

SC, Suggested Correction: Damaged duct.

28. Plumbing Fixtures

RRE, Missing backflow preventer on laundry tub faucet threaded end.

RRE, Water off at time of evaluation - reinspection required.

7 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

M, Meets Minimum Requirements

34. Electrical Outlets/Fixtures

SC, Suggested Correction: Missing flexible conduit connector at disposal.

35. Plumbing Fixtures

RRE, Unable to properly test, water is shut off. Reinspection required.

RRE, Dishwasher discharge lacks high rise/air gap under sink.

36. Water Flow

RRE, Unable to properly test, the water is shut off. Reinspection required.

37. Gas Piping

B, Below Minimum Requirements: No drip-tee on gas line to stove.

SC, Suggested Correction: Missing anti-tip brackets on stove.

8 Dining Room/Living Room

38. Walls and Ceiling Components

B, Below Minimum Requirements: Cracks in ceiling.

39. Evidence of Dampness or Staining

M, Meets Minimum Requirements

40. Floor Area & Ceiling Height

M, Meets Minimum Requirements

41. Floor Condition

C, Other Comment: Some areas carpet covered.

42. Window Size & Openable Area

M, Meets Minimum Requirements

43. Window & Door Condition

M, Meets Minimum Requirements

44. Electrical Outlets/Fixtures

SC, Missing cover plates.

SC, Suggested Correction: Broken bulb in dining room ceiling fixture.

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9 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/Mechani
C, Other Comment: Fan only - no window.
- 49. Window & Door Condition
M, Meets Minimum Requirements
- 50. Electrical Outlets & Fixtures
M, Meets Minimum Requirements
- 51. Plumbing Fixtures
B, No tub plumbing access.
RRE, Water supply is shut off can't evaluate. Reinspection required.
- 52. Water Flow
RRE, Water off at time of evaluation. Re-inspection required.

9 Bathroom (1st floor)

- 45. Walls & Ceiling Components
B, Below Minimum Requirements: Loose tub surround.
- 46. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 47. Floor Condition
M, Meets Minimum Requirements
- 48. Window Size & Openable Area/Mechani
M, Meets Minimum Requirements
- 49. Window & Door Condition
M, Meets Minimum Requirements
- 50. Electrical Outlets & Fixtures
M, Meets Minimum Requirements
- 51. Plumbing Fixtures
RRE, Water supply is shut off can't evaluate. Reinspection required.
RRE, Improper air gap on toilet ballcock.
RRE, Improper repair to waste.
B, No tub plumbing access.
- 52. Water Flow
RRE, Water off at time of evaluation. Re-inspection required.

10 Hallways/Stairwells

- 53. Walls and Ceiling Components
M, Meets Minimum Requirements

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- 54. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 55. Floor Condition
C, Other Comment: Floor is carpet covered.
- 56. Window & Door Condition
B, Damaged door in basement.
- 57. Electrical Outlets/Fixtures
M, Meets Minimum Requirements
- 58. Stairs and Railings
NA, Not Applicable/Does Not Apply
- 59. Smoke Detectors /CO Detectors
RRE, Repair/Replace: CO detector on 1st floor does not sound when tested.

11 Bedroom (Basement)

- 60. Walls and Ceiling Components
M, Meets Minimum Requirements
- 61. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 62. Floor Area & Ceiling Height
B, Less than 7 feet minimum required ceiling height for basement bedrooms.
- 63. Floor Condition
C, Other Comment: Floor is carpet covered.
- 64. Window Size & Openable Area
M, Meets Minimum Requirements
- 65. Window & Door Condition
M, Meets Minimum Requirements
- 66. Electrical Outlets/Fixtures
SC, Missing cover plates.
SC, Suggested Correction: Loose ceiling fixture.

11 Bedroom (East side.)

- 60. Walls and Ceiling Components
M, Meets Minimum Requirements
- 61. Evidence of Dampness or Staining
C, Stains in closet.
- 62. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 63. Floor Condition
C, Other Comment: Floor is carpet covered.
- 64. Window Size & Openable Area
M, Meets Minimum Requirements
- 65. Window & Door Condition
B, Below Minimum Requirements: Door(s) of hinges.

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- 66. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

11 Bedroom (Northeast)

- 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
C, Other Comment: Floor is carpet covered.
- 64. Window Size & Openable Area
M, Meets Minimum Requirements
- 65. Window & Door Condition
B, Missing door(s).
- 66. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

11 Bedroom (Southeast)

- 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
C, Other Comment: Floor is carpet covered.
- 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

12 Porch/Sunroom/Other (1st floor family room)

- 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
C, Other Comment: Floor is carpet covered.
- 70. Window & Door Condition
M, Meets Minimum Requirements

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71. Electrical Outlets/Fixtures

SC, Suggested Correction: Broken cover plates.

13 Attic Space

Insulation Type:

Unknown

Insulation Depth:

0-3

72. Roof Boards & Rafters / Ventilation

C, Attic is not safely accessible with step ladder.

73. Evidence of Dampness or Staining

C, Other Comment: Not viewed - unknown.

74. Electrical Outlets & Fixtures

C, Other Comment: Not viewed - unknown.

75. Mechanical Venting

C, Other Comment: Not viewed - unknown.

14 Exterior

76. Foundation

C, Areas concealed by porch, not evaluated.

C, Concealed by brick - some areas.

77. Basement Windows

B, Decayed in areas.

B, Below Minimum Requirements: Unfinished installation of egress windows.

78. Drainage (Grade) / Rainleaders

B, Vegetation/debris in gutters.

B, Below Minimum Requirements: Some low areas near foundation.

C, Other Comment: Unable to view areas under deck & porch.

79. Exterior Walls

B, Below Minimum Requirements: Improperly sealed / caulked penetrations.

80. Doors (frames/storms/screens/deadbo

B, Damaged storm door. (back).

B, Below Minimum Requirements: Torn screen(s).

81. Windows (frames/storms/screens)

B, Below Minimum Requirements: Missing screens on egress windows.

82. Stoops

B, Decayed deck boards.

B, Below Minimum Requirements: Uneven rise from garage. Less than 9" run to deck. Over 8" rise on front steps.

B, Below Minimum Requirements: Guardrail on deck is less than 36" in height.

83. Cornice & Trim

M, Meets Minimum Requirements

84. Roof Covering & Flashing

C, Other Comment: Sag in roof.

B, Improper roofing material on low slope. (back porch)

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- 85. Chimney
M, Meets Minimum Requirements
- 86. Electrical Outlets/Fixtures
M, Meets Minimum Requirements
- 87. Exterior Plumbing-Backflow Preventi
M, Meets Minimum Requirements
- 88. Two-Family Dwelling Egress
NA, Not Applicable

15 Open/Unheated Porch (Porch area on deck.)

- 89. Floors
C, Floor out of level.
B, Below Minimum Requirements: Sag in floor.
C, Other Comment: Floor is carpet covered.
C, Other Comment: Unable to determine proper support for porch & deck.
- 90. Walls
M, Meets Minimum Requirements
- 91. Roof/Ceiling
M, Meets Minimum Requirements
- 92. Doors/Sceens/Windows
SC, Broken/jagged glass.
B, Below Minimum Requirements: Damaged threshold & jamb.
B, Below Minimum Requirements: Door to exterior does not fit properly.
- 93. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

16 Garage (Garage)

- 94. Roof Structure & Covering
M, Meets Minimum Requirements
- 95. Wall Structure & Covering
B, Openings in fire separation.
B, Siding lacks minimum 6" clearance to soil.
B, Below Minimum Requirements: Twisted / broken collar tie.
C, Other Comment: Interior walls are finished.
- 96. Garage Doors
M, Meets Minimum Requirements
- 97. Automatic Garage Door Opener
B, Below Minimum Requirements: Damaged opener.
- 98. Electrical Outlets/Fixtures
SC, Missing cover plate(s).

16 Garage (Shed)

- 94. Roof Structure & Covering
M, Meets Minimum Requirements

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95. Wall Structure & Covering

B, Siding lacks minimum 6" clearance to soil.

B, Weathered trim.

B, Below Minimum Requirements: Missing flashings.

RRE, Shed is locked. Evaluator to return when accessible.

96. Garage Doors

M, Meets Minimum Requirements

97. Automatic Garage Door Opener

NA, Not Applicable/Does Not Apply

98. Electrical Outlets/Fixtures

C, Not viewed/shed locked.

17 Miscellaneous

99. Clutter/Sanitation/Vermin

M, Meets Minimum Requirements

100. Other

NA, Not Applicable

18 Condo Conversion

101. Condo Conversion Professional Opini

NA, Not Applicable

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Truth in Housing Repair Notification City of Minneapolis-Inspections Division Truth in Sale of Housing, 250 South 4th Street, Room 300 Minneapolis, MN 55415

Issued To: *Test House*

03/23/10

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
8	Basement Plumbing Fixtures	Basement	RRE, Repair/Replace: Water is off - reinspection required.
10	Smoke Detectors / CO Detectors	Basement	RRE, Repair/Replace: Improperly located smoke detector in lower level bedroom.
12	Electrical Service Installation	Electric	RRE, Missing grounding clamp on house side of jumper at water meter.
12	Electrical Service Installation	Electric	RRE, Knockout(s) missing in front of service panel.
16	Drain, Waste & Vent Piping	Plumbing	RRE, Water off at time of evaluation. Re-inspection required.
17	Water Supply Piping	Plumbing	RRE, Water off at time of evaluation - reinspection required.
20	Water Heater & Installation	Water Heater	RRE, Water heater shut off,
21	Water Heater Venting	Water Heater	RRE, Water heater venting not viewed in operation.
28	Plumbing Fixtures	Laundry	Reinspection required
28	Plumbing Fixtures	Laundry	RRE, Missing backflow preventer on laundry tub faucet threaded end.
35	Plumbing Fixtures	Kitchen	RRE, Water off at time of evaluation - reinspection required.
35	Plumbing Fixtures	Kitchen	RRE, Unable to properly test, water is shut off.
35	Plumbing Fixtures	Kitchen	Reinspection required.
36	Water Flow	Kitchen	RRE, Dishwasher discharge lacks high rise/air gap under sink.
51	Plumbing Fixtures	Bathroom	RRE, Unable to properly test, the water is shut off. Reinspection required.
51	Plumbing Fixtures	Bathroom	RRE, Water supply is shut off can't evaluate. Reinspection required.
51	Plumbing Fixtures	Bathroom	RRE, Water supply is shut off can't evaluate. Reinspection required.
51	Plumbing Fixtures	Bathroom	RRE, Improper air gap on toilet ballcock.
52	Water Flow	Bathroom	RRE, Improper repair to waste.
52	Water Flow	Bathroom	RRE, Water off at time of evaluation. Re-inspection required.
52	Water Flow	Bathroom	RRE, Water off at time of evaluation. Re-inspection required.
59	Smoke Detectors /CO Detectors	Hallways/Stairwells	RRE, Repair/Replace: CO detector on 1st floor does not sound when tested.
95	Wall Structure & Covering	Garage	

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03/23/10

RRE, Shed is locked. Evaluator to return when accessible.

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.

ID	Description	Area	Comment
NONE			

PERMIT REQUIRED REPAIR

The permit must be pulled before scheduling. Call the inspector listed on the permit to schedule 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
12	Electrical Service Installation	Electric	RRP, Repair/Replace: Broken handle on circuit breaker. Permit required to replace breaker.

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.

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 Minneapolis Community Planning and Economic Development for information on home improvement loans at (612) 673-5095.