

City of Minneapolis Truth-In-Sale-of-Housing
Minneapolis Inspections Division

CERTIFICATE OF APPROVAL

Issued To:

February 9, 2007

LAURA HEIL
3928 30TH AVE S
MINNEAPOLIS MN 55406

Address Evaluated: 3928 30TH AVE S

Report No. 200700624 Report Date 02/06/07 Expiration Date 2/6/2009

This is to certify that the above mentioned address has been inspected pursuant to Minneapolis City Ordinance 248 and that any repairs required per Minneapolis City Ordinance 248 as amended June 1, 2002 have been repaired or replaced as required.

The Truth-in-Sale-of-Housing Disclosure Report, subsequent inspections and issuance of this certificate are not guarantees or warranties to any individual buyer, seller or renter regarding the condition of the dwelling; nor is the evaluation report, inspection(s) or certificate intended for the special benefit of any individual.

The City of Minneapolis does not assume any responsibility or liability in connection with the inspection addressed herein or in connection with the issuance of this Certificate of Approval.

Signed  Date 2/9/2007

MINNEAPOLIS TRUTH-IN-SALE OF HOUSING DISCLOSURE REPORT (Staple Upper Right Corner) A

NOTICE - Read Entire Report Carefully This is not a Buyers Inspection! Page 1 of 5

Address Of Evaluated Dwelling: 3928 30th Ave S
Owner Name: Laura Heil Hm
Owner Address: same as property Wk
(City, State, ZIP) Minneapolis, MN
Realtor/Contact: Ph Fax

I declare to the best of my knowledge the following information regarding any flood damage, sewer backup or water seepage:
Comments:
Age of Roof: 6 yrs Condition of Roof: Poor Fair Good Excellent Currently Leaking: Yes/No Patched: Yes/No
Signature of Owner (Disclosure Report Not Valid Without Signature) Date: 2/6/2007

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

Number of Dwelling Units: 1 City Reference As: 1 Check if: Townhouse or 1st time Condo conversion
Present Zoning District: R-1-A Present Occupancy: Conforming Nonconforming

Reason for Nonconforming Status:
Note: If the occupancy is indicated as Nonconforming, the owner shall provide the buyer, prior to closing, settlement, or transfer of ownership, a written and signed verification as to the zoning status by the City Zoning Administrator.

Housing Orders: NO orders YES housing orders pending from Minneapolis Inspections Division.
This property: IS NOT condemned IS condemned (reason):

- 1. This report offers a limited overview of 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.
2. This report is not a code compliance inspection. The owner, owners agent and/or buyer must repair all items marked Repair/Replace. All required Repair/Replace items are enforceable by Minneapolis Ordinance Chapter 248. All other items will not be used by the Inspections Division as a basis for enforcing Minneapolis ordinances.
3. The ordinance requires and places the responsibility on the seller or agent to make sure that this report is publicly displayed on the premises when the house is shown to prospective buyers. Also, the seller or agent must give a copy of this report to the buyer prior to the signing of a Purchase Agreement.
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. It is not an appraisal.
6. This report is valid for one year 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.
7. 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: (print) Jim Ingebrigtsen Evaluation Date: 02/06/2007
Signed: Telephone Number: 612-747-2387

THERE ARE REQUIRED REPAIR/REPLACE ITEMS NOTED IN THIS REPORT: YES NO
If "RR" items noted, permits may be required, see attached "Most Common Repair Items." More information from the City will be sent to owner (after evaluator files this report) regarding permits, certifications, safety checks and required reinspections after work is completed.

ADDRESS: 3928 30TH AVE S Date: 02/06/2007

EVALUATION CODES: M: = Meets Minimum Requirements B: = Below Minimum Requirements C: = Comments
 N/A: = Not Applicable/Does Not Apply SC: = Suggested Correction RR: = Repair/Replace Y: = Yes N: = No

Items marked "RR" indicate that the item must be repaired or replaced within 90 days of closing. Buyer must sign acknowledgement of responsibility agreement unless a Certificate of Approval (COA) has been issued to the seller. If the house doesn't sell, the seller does not have to do the repairs.

Any item marked "B", "C", "SC" or "RR" must have a written comment about the item. "Y" or "N" must have comments when starred (*). **Read "COMMENTS" COLUMN CAREFULLY. Each Item May Have More Than One Code.**

Any item with the words "SEE HANDOUT" in the comment column refers to the "MOST COMMON REPAIRS" handout that should be attached to this report. Contact the evaluator if it is not attached.

Item List	Required RR	Item Number/Comments/Remarks
1. Basement stairs	<u>B</u> 1	1. B Low headroom-less than 6'8" No guard rail on open side of stairs.
2. Basement floor	<u>M</u> 2	4A C Stains in corner(s)
3. Foundation walls	<u>M</u> 3	9. B Main soil stack cleanout cemented in.
4. Evidence of dampness or staining		12. C Concealed by insulation blanket, can't fully view.
a) on basement walls (Y* or N)	<u>Y,C</u> 4a	15. C Galvanized pipe on street side of meter.
b) on basement floor (Y* or N)	<u>N</u> 4b	
c) See owner's statement on page A		
5. Basement sleeping rooms (Y* or N)	<u>N</u> 5	
(If Yes, see page "C")		
6. First floor, floor system	<u>M</u> 6	
7. Columns & beams	<u>M</u> 7	
8. Floor drains	<u>M</u> 8	
9. Waste & vent piping	<u>B</u> 9	
10. Water piping	<u>M</u> 10	
11. Gas piping	<u>M</u> 11	
12. Water heater	<u>C</u> 12	
13. Water heater venting	<u>M</u> 13	
14. Basement plumbing fixtures	<u>M</u> 14	
15. Copper water line visible on the street side of water meter (Y or N*)	<u>N,C</u> 15	
Evaluator assumes no responsibility for copper water line being continuous to street.		
16. Electrical service installation / size at panel	<u>M</u> 16	
Amps: <u>100</u> Volts: <u>115/230</u>		
60 Amp suitable for one major 220 volt appliance.		
The evaluator is not required to disassemble items or evaluate inaccessible areas.		
17. Smoke detectors properly located	<u>M</u> 17	
a) Operable	<u>M</u> 17a	
18. Separate 20-amp kitchen circuit indexed at service panel (Y or N*)	<u>Y</u> 18	
19. Basement electrical outlets/fixtures	<u>M</u> 19	
20. Electrical outlet for laundry indexed at service panel (Y or N*)	<u>Y</u> 20	
21. Heating plant installation	<u>M</u> 21	
Type: <u>Forced air</u> Fuel: <u>Natural Gas</u>		
Heat exchanger evaluated only if readily visible.		
Evaluator is not required to light the pilot.		
22. Heating plant viewed in operation (Y or N*)	<u>Y</u> 22	
23. Heating plant combustion venting	<u>M</u> 23	
24. Auxiliary/additional heating units (Y or N)	<u>N</u> 24	
a) Installation	<u>NA</u> 24a	
b) Viewed in operation (Y or N*)	<u>N,NA</u> 24b	
c) Combustion venting	<u>NA</u> 24c	
d) Location(s) (include attic or garage heater)	<u>NA</u> 24d	
e) Incinerator (if existing)	<u>NA</u> 24e	

Evaluator: (print) Jim Ingebrigtsen

Date 02/06/2007

(Minneapolis Truth-in-Sale-of-Housing TIH-BC&D.doc Rev. 03/03)

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		<u>Required</u>		<u>Item number / Code / Comments</u>
		<u>RR</u>		
KITCHEN				
25. Walls & ceiling components	<u>M</u>	25	_____	25
26. Evidence of dampness or staining (Y* or N)	<u>N,M</u>	26	_____	
27. Floor condition	<u>M</u>	27	_____	27
28. Window size & openable area	<u>M</u>	28	_____	
29. Window & door condition / Mech. Vent.	<u>M</u>	29	_____	29
30. Electrical outlets & fixtures	<u>M</u>	30	_____	30
31. Plumbing fixtures	<u>M</u>	31	_____	31
32. Water flow	<u>M</u>	32	_____	32
33. Gas piping	<u>M</u>	33	_____	33
DINING/LIVING ROOM				
34. Walls & ceiling components	<u>M</u>	34	_____	34
35. Evidence of dampness or staining (Y* or N)	<u>N,M</u>	35	_____	40. B Reverse polarity outlet(s) .(dining room)
36. Floor area & ceiling height	<u>M</u>	36	_____	
37. Floor condition	<u>M</u>	37	_____	37
38. Window size & openable area	<u>M</u>	38	_____	
39. Window & door condition	<u>M</u>	39	_____	39
40. Electrical outlets & fixtures	<u>B</u>	40	_____	40
BATHROOM				
41. Walls & ceiling components	<u>M</u>	41	_____	41
42. Evidence of dampness or staining (Y* or N)	<u>N,M</u>	42	_____	48. B Minimal flow with multiple fixtures open.
43. Floor condition	<u>M</u>	43	_____	43
44. Window size & openable area/Mech. Vent.	<u>M</u>	44	_____	44
45. Window & door condition	<u>M</u>	45	_____	45
46. Electrical outlets & fixtures	<u>M</u>	46	_____	46
47. Plumbing fixtures	<u>M</u>	47	_____	47
48. Water flow	<u>B</u>	48	_____	48
HALLWAYS/STAIRWELLS				
49. Walls & ceiling components	<u>M</u>	49	_____	49
50. Evidence of dampness or staining (Y* or N)	<u>N,M</u>	50	_____	54. B No hand rail. No guardrail in attic. Improper rise/run (steep stairs)
51. Floor condition	<u>M</u>	51	_____	51
52. Window & door condition	<u>M</u>	52	_____	52
53. Electrical outlets & fixtures	<u>M</u>	53	_____	53
54. Stairs (upper floors)	<u>B</u>	54	_____	54
55. Smoke detectors properly located	<u>M</u>	55	_____	55
a) Operable	<u>M</u>	55a	_____	55a
SLEEPING ROOMS				
56. Number of sleeping rooms (include basement)	<u>2 M</u>	56	_____	56
57. Walls & ceiling components	<u>M</u>	57	_____	57
58. Evidence of dampness or staining (Y* or N)	<u>N,M</u>	58	_____	63. B Closet light fixture(s) lack protective globes.
59. Floor area & ceiling height	<u>M</u>	59	_____	
60. Floor condition	<u>M</u>	60	_____	60
61. Window size & openable area	<u>M</u>	61	_____	
62. Window & door condition	<u>M</u>	62	_____	62
63. Electrical outlets & fixtures	<u>B</u>	63	_____	63

Evaluator: (print) Jim Ingebriqtsen Date 02/06/2007 (Minneapolis Truth-in-Sale-of-HousingTIH-BC&D.doc Rev. 03/03)

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PORCH/SUNROOM/OTHER ROOM

- 64. Walls & ceiling components M 64
- 65. Evidence of dampness or staining (Y* or N) N 65
- 66. Floor condition/area/ ceiling height M 66
- 67. Window & door condition B 67
- 68. Electrical outlets & fixtures M 68

ATTIC SPACE (if visible)

- 69. Roof boards & rafters / Mech. Vent. M 69
 a) Attic insulation
 TYPE(s) Cellulose DEPTH 10 inches
- 70. Evidence of dampness or staining (Y* or N) Y,C 70
- 71. Electrical outlets & fixtures M 71

EXTERIOR (Items visible at time of evaluation only)

- 72. Foundation C 72
- 73. Basement windows M 73
- 74. Drainage (grade) M 74
- 75. Exterior walls B 75
- 76. Doors (frames/storms/screens/deadbolt locks) M 76
- 77. Windows (frames/storms/screens) M 77
- 78. Stoops M 78
- 79. Cornice & trim M 79
- 80. Roof covering & flashing C 80
- 81. Chimney M 81
- 82. Electrical outlets/fixtures B 82
- 83. Two-family dwelling egress NA 83

OPEN/UNHEATED TYPE PORCHES

- 84. Floor M 84
- 85. Walls M 85
- 86. Roof/ceiling M 86
- 87. Doors /screens /windows M 87
- 88. Electrical outlets / fixtures M 88

GARAGE /Accessory Building (Automatic garage doors that don't reverse upon striking an object pose a serious deficiency and should be corrected immediately).

- 89. Roof structure & covering C 89
- 90. Wall structure & covering B 90
- 91. Garage doors M 91
 a) Automatic garage door opener M 91a
- 92. Electrical outlets & fixtures SC 92

MISCELLANEOUS

- 93. Clutter M 93
- 94. Sanitation M 94
- 95. Vermin M 95

Required RR

- _____ 64
- _____ 65
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- _____ 95

Item number / Code / Comments

- 67. B Broken / missing sash cords.
- 70. C Historic staining in attic
- 72. C Concealed by stucco / plaster.
- 75. B Small stucco cracks.
- 80. C Roof is snow covered and not visible. (NOT evaluated)
- 82. B Damaged/loose weatherproof cover at rear exterior outlet.
- 89. C Roof is snow-covered, NOT evaluated.
- 90. B Sagging gutter
- 92. SC Garage door opener powered by extension cord.

LICENSED CONTRACTOR REQUIRED TO REPAIR OR EVALUATE (safety check or certify) :

Heating System: Yes No Water Heater: Yes No Plumbing System: Yes No
 Electrical System: Yes No Structural System: Yes No Other: _____ Yes

EVALUATOR TO RETURN TO COMPLETE THE EVALUATION DUE TO: utility shut-off, heating plant not on, locked areas, etc. Yes No (The evaluator will charge.)

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Property Address 3928 30th Ave S

The following information items should be of concern to you as a potential property owner in the City of Minneapolis.
Please read carefully.

LEAD-BASED PAINT DISCLOSURE: This Truth-in-Sale-of-Housing Disclosure report does not address the issue of lead-based paint and the attending hazards. Deteriorated lead-based paint poses a risk especially to pregnant women and young children.

- ◆ The seller of this property is required by Federal law to provide the buyer with a Disclosure of Information on Lead-Based Paint and Lead-Based Paint hazards. You have the option of hiring a licensed lead inspector to do a risk assessment of the property.
- ◆ Any owner of rental property is required by Federal law to provide all tenants with a Disclosure of Information on Lead-Based Paint and Lead Based paint hazards.
- ◆ For more information on hazards associated with lead-based paint, contact the State Health Department at (651) 215-0890.

RENTAL PROPERTY REQUIREMENTS:

Notice – Rental Dwelling License Required: The annual license fee for a rental dwelling license or provisional license is \$33.00 for the first rental dwelling unit and \$20.00 for each additional rental dwelling unit under common ownership in the same building. The licensing billing period is between October 1st through September 30th. New owners who have purchased their property after April 1st (during second half of license year) shall pay the prorated fee of 50%. **A change in ownership shall require a new license application and payment of the license fee.** Operation of an unlicensed dwelling unit shall be subject to an additional administrative fee of fifty dollars (\$50.00) for the first dwelling unit, and twenty dollars (\$20.00) for each additional dwelling unit under common ownership in the same building. This fee shall be in addition to any other appropriate enforcement action or fees due. This fee shall apply 60 days after owner closes the sale of the rental property. **Fees subject to change.** For more information call (612) 673-5856.

OUTSTANDING WATER, SEWER & SANITATION CHARGES: The buyer assumes liability for any unpaid charges at closing. Call (612) 673-1114 to obtain information regarding water, sewer and solid waste charges owing at this property and to schedule a meter reading prior to purchase. Owners are charged based on the Inspection Division's official unit **reference number**, which may be different than the number of units found in the property. See the **reference number** on Page A of the Truth in Housing report.

DELINQUENT TAXES: For information regarding possible delinquent taxes call Hennepin County at (612) 348-3011.

SPECIAL TAX ASSESSMENTS:

For information about special assessments from the City pending against this property call the following numbers:

Public Works: (612) 673-3604	Sidewalks (612) 673-3604
Housing Inspections: (612) 673-3754	Streets (612) 673-3604
Park Board: (612) 661-6420	

HOMESTEAD INFORMATION: (612) 673-2382

HOUSING ORDERS PENDING/CONDEMNED: (612) 673-5858

FAIR HOUSING: Combined federal, state, and city laws forbid unequal treatment in housing based on these criteria: Race, color, creed, sex (including sexual harrassment), familial status (the presence of children in the household), public assistance status, affectional preference, national origin, ancestry, religion, disability and marital status. Other persons, such as neighbors, are prohibited from discriminatory harrassment of a tenant or homeowner. Concerned individuals, organizations, or the alleged victims can all file complaints with the Minneapolis Department of Civil Rights, (612) 673-3012.

(See cover page "Truth-In-Sale of Housing Program Information for Sellers" for more information on required repairs for buyers, acknowledgment of responsibility, and certificates needed to close.)

Truth-In-Sale of Housing Program Information for Sellers

Please read this information carefully. The City of Minneapolis will also mail out a packet of information.

Sellers: Now that you have a Truth-in-Sale of Housing Report, you are able to show the property to potential buyers. This report must be available at the property for buyers to see at all showings. You must give the buyer a copy of this report once you sign a purchase agreement. Keep a copy for your records. You will need to bring a copy of the report to the closing.

- You as seller must fill out and sign the top portion of the report regarding water leakage and the roof. The report is not valid without this important information and your signature.

Repair/Replace items:

- If there are no "Repair/Repairs" items on the report: a Certificate of Approval will be issued to the Seller.
- If there are "RR" items: The seller will be sent a packet with information on getting the repairs completed and reinspected. This information includes:
 - When a permit is needed. Licensed contractors are often needed when permits are required. An owner/occupant of a single family house may get the permit(s) and do the repairs (except for heating plant gas and venting work.)
 - Safety check forms (if required)
 - An Acknowledgement of Responsibility form in case the buyer is to make the repairs.
 - Information on reinspections by evaluators and/or City inspectors.
- If the seller has the "RR" items repaired and inspected, a Certificate of Approval will be issued to the seller.
- If the buyer is taking responsibility for the repairs, they will need to sign an Acknowledgement of Responsibility form. They have 90 days from closing to make the repairs.

What's needed at Closing?

- ♦ A copy of the Truth-in-Sale of Housing Report with either a Certificate of Approval or an Acknowledgement of Responsibility is needed for closing.
 - Sellers are issued the Certificate of Approval.
 - To avoid delays, keep this Certificate of Approval along with a copy of the TISH report in a safe place. You may want to give a copy of both to your agent or directly to your closer.
 - If the buyer is taking responsibility for the repairs, the Acknowledgment of Responsibility form must be completed and signed by the buyer and returned along with a copy of Page A of the TISH report to the City.
 - The Buyer, Buyers' Agent, and Closer are responsible for filing the Acknowledgement of Responsibility and Page A of the TISH report within 10 days of closing.

When the buyer completes the repairs:

- ♦ A Buyers Certificate of Completion will be issued upon request after all the repairs have been completed and inspected.
- ♦ This Truth-in-Sale-of-Housing Disclosure Report is valid for one year or one change in ownership. Buyers will need to get a new report in order to re-sell. (All repairs must be completed before a getting a new report).

Scheduling the Reinspecton: (for either the seller or buyer) Check the violation letter sent you by the City:

- ♦ If the RR item needs a permit, you must first get the permit then call the inspector listed on the permit. There will be a charge for the permit.
- ♦ If the RR item does not need a permit, you must call the evaluator back to reinspect. There will be a charge for this.
- ♦ If a "safety check" is needed, this must be done by a licensed contractor in that trade. This must be filed with the City.
- ♦ If repairs are not complete at the time of reinspection, there may be additional fees.

If there are outstanding housing orders pending against this property from the City of Minneapolis Inspections Division, you'll have to follow the due dates for those orders. This report does not extend those due dates. Please contact Housing Inspections at (612) 673-5858 for information on pending housing orders. (Also see page "E" for Important Consumer information and "Most Common Repairs" handout attached to this report.)

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Generally PERMIT NEEDED to repair

Heating system

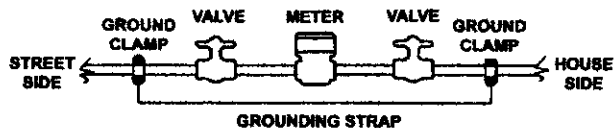
- Missing 9d check valve with atmospheric valve on boiler (backflow valve).
- Missing or broken pressure (P) relief valve on a boiler: permit required to install/replace.
- Improper furnace/boiler flue (vent). Only a licensed contractor can get permit.
- **Note:** Gas or flue (vent) repair/replacement on heating plants can ONLY be done by licensed contractors.

Water heater

- Missing or broken temperature and pressure (T&P) relief valve on water heater—permit required to install/replace.
- Improper water heater flue (vent). Homeowner can get permit.

Electrical system

- Exposed wires such as open junction boxes that have the cover missing AND have wires that are uncapped, not taped, AND are out of the box so that someone can get shocked. Permit is needed to install a fixture. No permit needed to tape or cap wires, put wires back into box, and cover box.
- Missing grounding strap (jumper wire). If only one clamp is missing, or if the wire is loose, then no permit is needed.



Plumbing system

- Tub or sink faucet below the spill line—installing dual in-line check valves instead of replacing the faucet.

Gas lines

- Uncapped gas line. If an appliance is installed, a permit IS needed. (Other fixtures that go with new appliance need to be up to code, as well. For example, installing a stove includes anti-tip, gas valve, and gas line.) If the line is just capped, no permit is needed.
- Improper gas lines. Homeowner can get permit if it is to dryer, stove, water heater. If to a heating plant, licensed contractor required.

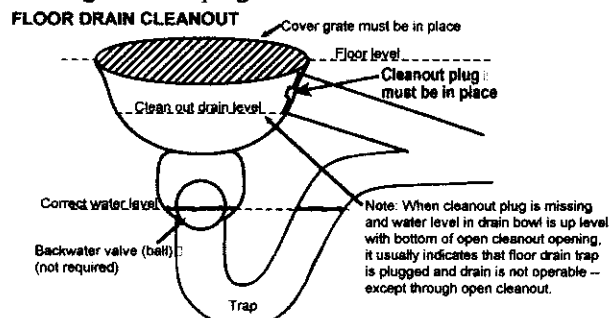
Generally NO PERMIT NEEDED to repair

Electrical

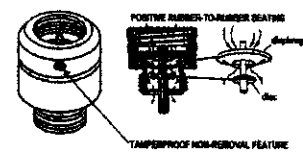
GFCI outlets when the test button won't trip. They do not have to be grounded, if installed on an ungrounded system.

Plumbing

- Missing cleanout plug.



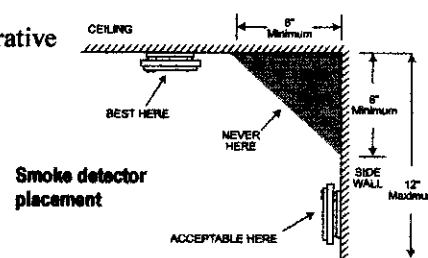
- Toilet ballcock that is not anti-siphon.
- Laundry and outside faucets (sillcocks) with threads need a backflow valve.
- Open sewer line (broken, missing cover, etc).
- Open waste vent (holes, broken).
- Open drain (missing trap).
- Leaking toilet (considered "unsafe" if the leak is bad enough to rot the floor).
- Tub or sink faucet below the spill line. Replacing the faucet does not require a permit; installation of in-line check valves does require a permit.



Hose connection vacuum breaker (backflow valve)

Smoke detectors

Missing or inoperative smoke detectors.



Gas lines

Uncapped gas lines. No permit needed just to cap the line.

For more information

For more information about Truth in Sale of Housing procedures or requirements, please call (612) 673-5840. Or visit the "Buying & Selling Property" area of our web site at www.ci.minneapolis.mn.us/truthinhousing.

For more information about getting a permit, please call the Permit Counter at (612) 673-5890. Or visit the "Construction, Maintenance & Remodel" area of our web site at www.ci.minneapolis.mn.us/inspections.

The full legal description of required repairs is Title 12, Chapter 248.80 of the Minneapolis Code of Ordinances. The Code of Ordinances is available at the public library or online at www.ci.minneapolis.mn.us/cityhall/laws/ordinances/.