

City of Minneapolis Truth in Sale of Housing  
**CERTIFICATE OF APPROVAL**

Defranco Susan M  
2114 Milwaukee Ave  
Minneapolis, MN 55404



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**Address Evaluated:** 2114 Milwaukee Ave

**Issued To:** Defranco Susan M

**Issued Date:** June 2, 2009

**Report Number:** 20093140

**Report Date:** June 2, 2009

**Certificate Expires:** June 2, 2011

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 December 23, 2005 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

# Truth in Sale of Housing Disclosure Report

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

Address: 2114 Milwaukee Ave Minneapolis, MN



Current Owner Name: Defranco Susan M

Contact: Defranco Susan M

Business/Relationship:

Owner Address: 2114 Milwaukee Ave  
Minneapolis, MN 55404

**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: (Report Not Valid Without Signature) Susan Defranco Date: 06/03/09

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

Observed Number of Units: 1

City Reference as: Not Available

Single family and duplexes: The "City reference as" refers to the legal number of units per Inspections records. If this number does not match the "Observed number of units" units may have been added or removed without permits. Units added without permits need either be legalized or removed. Not all units can be legalized, due to zoning and other code requirements.

Rown homes and 1st time Condo conversions: The "City reference as" refers to the legal number of units in the building, per Inspections records. The evaluator has not verified how many units are in the building. If the actual number of units varies from the reference number, units may have been added or removed without permits. Units added without permits need to either be legalized or removed. Not all units can be legalized, due to zoning and other code requirements.

Building Type: Townhouse

Present Occupancy: Conforming

Zoning: R2B - Two Family District('99)

Housing Orders: No

Condemnation Status: NA

Reason: NA

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 1<sup>st</sup> 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.

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.

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 1<sup>st</sup> 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 1<sup>st</sup> 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.

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.

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.

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.

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 1<sup>st</sup> time condominium conversions offered for sale.

**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 4<sup>th</sup> 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 observed and reasonably visible at the time of my evaluation and does not warrant future useful life of any house component or fixture.

have included all required information pages with this report.

**Evaluator Name:** Alan Copia

**Phone:** 612-824-2000

**Evaluation Date:** 6/2/2009

**Signature:** *Alan Copia*

**Evaluation #:** 20093140

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Address: 2114 Milwaukee Ave Minneapolis, MN



## VALUATION CODES:

**M** :=Meets Minimum Requirements    **C** :=Comments    **NA** :=Not Applicable/Does Not Apply    **B** :=Below Minimum Requirements    **SC** :=Suggested Correction  
**RRE** :=Repair/Replace, Evaluator Verification Required    **RRP** :=Repair/Replace, Permit/City Inspector Required    **LIC** :=Safety Check, Licensed Contractor Required

Each item may have more than one code. Items marked "RRE" or "RRP" indicate that the item must be repaired or replaced within 90 days of closing. Items marked "LIC" require a licensed contractor to evaluate the safety of the item and may or may not require a repair. Buyer must sign acknowledgment of responsibility agreement unless a Certificate of Approval (COA) has been issued to seller. If the house doesn't sell, the seller does not have to do the repairs. See attached handout on the "MOST COMMON REPAIRS".

## Basement

1. Basement Stairs/Railings  
B, Below Minimum Requirements: - B, Handrail ends do not return to the walls.
2. Basement Floors  
C, Basement floor is mostly finished & many areas are not visible.
3. Foundation Walls  
B, Below Minimum Requirements: - B, Unprotected rigid foam insulation in the furnace room.  
C, Other Comment: - C, finished surfaces, the foundation walls are not visible.
4. Evidence of Dampness or Staining  
M, Meets Minimum Requirements
5. First Floor, Floor System  
C, Other Comment: - C, Limited view due to finished surfaces.
6. Columns & Beams  
M, Meets Minimum Requirements
7. Basement Sleeping Rooms  
C, There are no basement bedrooms.
8. Basement Plumbing Fixtures  
C, Basement bathroom.
9. Sump Pumps  
C, No sump pump present.
10. Smoke Detectors / CO Detectors  
C, Smoke detector on security system. Not tested.
11. Basement Electrical Outlets/Fixtures  
M, Meets Minimum Requirements

## Electric

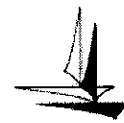
**Amps:** 100

**Volts:** 115/230

12. Electrical service installation  
C, Other Comment: - C, the grounding jumper house side connection is not visible due to finished surfaces and the furnace installation.
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

- 20. Water Heater & Installation  
C, Concealed by insulation blanket, can't view.
- 21. Water Heater Venting  
M, Meets Minimum Requirements

## Heating

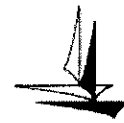
**HeatingFuel:** Gas

**HeatingType:** Forced Air

- 22. Heating Plant Viewed in Operation  
M, Meets Minimum Requirements
- 23. Heating Plant & Installation  
C, Other Comment: - C, older appliance, yearly tune-up and safety check required. Furnace was tested and serviced by "Standard Heating" on 04/13/09.
- 24. Heating Plant Combustion Venting  
M, Meets Minimum Requirements
- 25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures  
NA, Not Applicable/Does Not Apply

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## Laundry

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

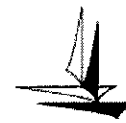
## Kitchen

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- 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  
M, Meets Minimum Requirements

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## Dining Room/Living Room

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- 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  
M, Meets Minimum Requirements

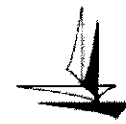
## Bathroom (basement)

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- 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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## Bathroom (Bathroom 2)

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- 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

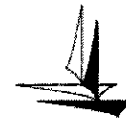
## Hallways/Stairwells

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- 53. Walls and Ceiling Components
  - M, Meets Minimum Requirements
- 54. Evidence of Dampness or Staining
  - M, Meets Minimum Requirements
- 55. Floor Condition
  - M, Meets Minimum Requirements
- 56. Window & Door Condition
  - M, Meets Minimum Requirements
- 57. Electrical Outlets/Fixtures
  - M, Meets Minimum Requirements
- 58. Stairs and Railings
  - B, Below Minimum Requirements: - B, Handrail ends not returned to walls.
- 59. Smoke Detectors /CO Detectors
  - C, Other Comment: - C, Some smoke detector(s) on security system, unable to test.

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### Bedroom (front bedroom)

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- 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: - C, Not visible, carpeted.
- 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

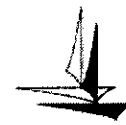
### Bedroom (Bedroom 2 rear North)

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- 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: - C, Not visible, carpeted.
- 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 (Bedroom 3 rear 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  
C, Other Comment: - C, Not visible, carpeted.
- 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

Not Applicable

## Attic Space

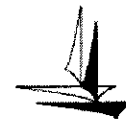
**InsulationType:**cellulose

**InsulationDepth:**0-3

- 72. Roof Boards & Rafters / Ventilation  
C, Other Comment: - C, Cellulose insulation started to pour out when hatch was lifted, attic was not viewed.
- 73. Evidence of Dampness or Staining  
M, Meets Minimum Requirements
- 74. Electrical Outlets & Fixtures  
C, Wiring is not visible.
- 75. Mechanical Venting  
C, Other Comment: - C, not visible

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## Exterior

### 76. Foundation

M, Meets Minimum Requirements

### 77. Basement Windows

M, Meets Minimum Requirements

### 78. Drainage (Grade) / Rainleaders

B, Downspouts lack proper extension.

### 79. Exterior Walls

M, Meets Minimum Requirements

### 80. Doors (frames/storms/screens/deadbolt locks)

C, Key operated deadbolts.

### 81. Windows (frames/storms/screens)

C, Other Comment: - C, Screens were not installed in windows at time of evaluation.

### 82. Stoops

B, Below Minimum Requirements: - B, Handrails are not grippable.

### 83. Cornice & Trim

M, Meets Minimum Requirements

### 84. Roof Covering & Flashing

M, Meets Minimum Requirements

### 85. Chimney

M, Meets Minimum Requirements

### 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

## Open/Unheated Porch (rear deck)

### 89. Floors

M, Meets Minimum Requirements

### 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

M, Meets Minimum Requirements

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## Garage

### 94. Roof Structure & Covering

C, Other Comment: - C, Concealed by deck, not visible.

### 95. Wall Structure & Covering

C, Limited view due to stored items.

B, Below Minimum Requirements: - B, Damaged concrete blocks near downspout.

### 96. Garage Doors

M, Meets Minimum Requirements

### 97. Automatic Garage Door Opener

M, Meets Minimum Requirements

### 98. Electrical Outlets/Fixtures

C, Other Comment: - C, No service outlet visible due to stored items.

## Miscellaneous

### 99. Clutter/Sanitation/Vermin

M, Meets Minimum Requirements

### 100. Other

M, Meets Minimum Requirements

# Truth in Sale of Housing Disclosure Report

Address: 2114 Milwaukee Ave Minneapolis, MN



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

6/2/2009

## Sued To:

Defranco Susan M  
2114 Milwaukee Ave  
Minneapolis, MN 55404

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

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

## REQUIRED REPAIRS

NONE

## SAFETY CHECKS

The systems listed below must be checked by a licensed contractor. The contractor must be licensed by the City of Minneapolis and/or the State of Minnesota in that specific trade to check the work. Return safety check forms to the address above or fax to (612) 73-2437. If "Evaluator Return" is indicated below, the evaluator may return to view the system that was not in operation at the time of the initial evaluation. The evaluator may find additional work is needed on the system.

If the system was repaired or replaced, only a licensed contractor (not the evaluator) can do the safety check. Permits may be needed.

NONE

## PERMIT REQUIRED REPAIR

The permit must be pulled before scheduling. Call the inspector listed on the permit to set an appointment. You need to have the permit number to set the appointment. There will be a charge for the permit, which covers the inspection.

NONE

## Reinspection Process

When all the items are completed they must be inspected and approved.

### For items that need a permit:

If your notification indicates PERMIT NEEDED, the permit(s) must be pulled and work completed BEFORE the re-inspection takes place. If you are a homeowner occupant of a single family house, you may obtain a permit, if you are not, you must hire a licensed contractor. Bring this notification with you when you apply for permits.

### For items that do not need a permit:

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

## 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) 73-5840 for an application.

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## Assistance

If you need financial assistance to complete these repairs, you may call the Greater Metropolitan Housing Corporation (GMHC) at 612-378-7985.