

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: 5352 NOKOMIS AVE S Minneapolis, MN



Current Owner Name: JOSHUA M OLSON

Contact: JOSHUA M OLSON

Owner Address: 5352 NOKOMIS AVE S
Minneapolis, MN 55417

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: UN1

Local Historic Designation: No

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: Neil Saltzman

Phone: 952-915-6466

Evaluation Date: 1/2/2026

Signature: *Neil Saltzman*

Evaluation #: 20260000

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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 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 (Basement)

1. Basement Stairs/Railings
 - B, Riser height is greater than 8".
 - B, Uneven riser heights.
 - B, Stairway headroom is less than 6' 8".
 - B, Missing guardrail on open side of stairs.
 - RRE, Missing handrail. - 1st flight
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
 - NA, Not Applicable/Does Not Apply
8. Basement Plumbing Fixtures
 - M, Meets Minimum Requirements
9. Sump Pumps
 - NA, Not Applicable/Does Not Apply
10. Smoke Detectors / CO Detectors
 - M, Meets Minimum Requirements
11. Basement Electrical Outlets/Fixtures
 - M, Meets Minimum Requirements

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Electric (Basement)

Amps: 100

Volts: 120/240

- 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

Plumbing (Basement)

- 15. Floor Drains
M, Meets Minimum Requirements
- 16. Drain, Waste & Vent Piping
B, Improper waste connections (rubber connector is incorrect). Only steel banded is correct.
- 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 (Basement)

Water Heater Type: gas

Water Heater Venting Type: power vent

Water Heater Age: 8 years or older

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

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Heating & Cooling (Basement)

Heating System Type: forced air furnace

Heating System Venting Type: condensing

Air Conditioner Type*: central

Air Conditioner Age*: 15 years or older

- 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. Incinerators / Fuel Tanks
NA, Not Applicable/Does Not Apply
- 26. Misc Gas Fixtures/ Gas Heating
NA, Not Applicable/Does Not Apply

Laundry (Basement)

Laundry Dryer Type*: gas

Laundry Dryer Volts*: 120

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

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Kitchen (1st Floor)

Kitchen Cooking Appliance Type*: electric

Kitchen Cooking Appliance Volts*: 240

- 30. Walls and Ceiling Components
M, Meets Minimum Requirements
- 31. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 32. Floor Condition
M, Meets Minimum Requirements
- 33. Window Size & Openable Area
M, Meets Minimum Requirements
- 34. Window & Door Condition/Mechanical Venting
M, Meets Minimum Requirements
- 35. Electrical Outlets/Fixtures
M, Meets Minimum Requirements
- 36. Plumbing Fixtures
B, Below Minimum Requirements: - Siphon leg drain connection.
- 37. Water Flow
M, Meets Minimum Requirements
- 38. Gas Piping
NA, Not Applicable/Does Not Apply

Dining Room/Living Room (1st Floor)

- 39. Walls and Ceiling Components
M, Meets Minimum Requirements
- 40. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 41. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 42. Floor Condition
M, Meets Minimum Requirements
- 43. Window Size & Openable Area
M, Meets Minimum Requirements
- 44. Window & Door Condition
M, Meets Minimum Requirements
- 45. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

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Bathroom (Basement)

- 46. Walls & Ceiling Components
M, Meets Minimum Requirements
- 47. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 48. Floor Condition
M, Meets Minimum Requirements
- 49. Window Size & Openable Area/Mechanical Vent
M, Meets Minimum Requirements
- 50. Window & Door Condition
M, Meets Minimum Requirements
- 51. Electrical Outlets & Fixtures
B, No outlet.
- 52. Plumbing Fixtures
M, Meets Minimum Requirements
- 53. Water Flow
M, Meets Minimum Requirements

Bathroom (1st Floor)

- 46. Walls & Ceiling Components
M, Meets Minimum Requirements
- 47. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 48. Floor Condition
M, Meets Minimum Requirements
- 49. Window Size & Openable Area/Mechanical Vent
M, Meets Minimum Requirements
- 50. Window & Door Condition
M, Meets Minimum Requirements
- 51. Electrical Outlets & Fixtures
M, Meets Minimum Requirements
- 52. Plumbing Fixtures
M, Meets Minimum Requirements
- 53. Water Flow
B, Low water pressure. - Tub faucet.

Hallways/Stairwells

Not Applicable

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Bedroom (1st Floor NE)

- 61. Walls and Ceiling Components
M, Meets Minimum Requirements
- 62. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 63. Floor Area & Ceiling Height
M, Meets Minimum Requirements
- 64. Floor Condition
M, Meets Minimum Requirements
- 65. Window Size & Openable Area
M, Meets Minimum Requirements
- 66. Window & Door Condition
M, Meets Minimum Requirements
- 67. Electrical Outlets/Fixtures
M, Meets Minimum Requirements

Porch/Sunroom/Other (1st Floor Front)

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

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Attic Space (Attic)

Attic Type: unfloored

Attic Is Accessible?: no

Estimated Attic Insulated Sq Ft: 589

- 73. Roof Boards & Rafters / Ventilation
NA, Not Applicable/Does Not Apply
- 74. Evidence of Dampness or Staining
NA, Not Applicable/Does Not Apply
- 75. Electrical Outlets & Fixtures
NA, Not Applicable/Does Not Apply
- 76. Mechanical Venting
NA, Not Applicable/Does Not Apply

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Exterior (Exterior)

Estimated number of single pane windows without storms: 0

77. Foundation

M, Meets Minimum Requirements

78. Basement Windows

M, Meets Minimum Requirements

79. Drainage (Grade) / Rainleaders

C, Snow covered in areas, can't fully view.

80. Exterior Walls

B, Siding/trim is weathered, flaking paint.

81. Doors (frames/storms/screens/deadbolt locks)

M, Meets Minimum Requirements

82. Windows (frames/storms/screens)

M, Meets Minimum Requirements

83. Stoops

M, Meets Minimum Requirements

84. Cornice & Trim

M, Meets Minimum Requirements

85. Roof Covering & Flashing

C, Roof is snow/frost covered and not fully visible. Not evaluated.

86. Chimney

B, Mortar missing on areas of chimney.

87. Electrical Outlets/Fixtures

RRE, Repair/Replace: - Exposed connectors at mast. Call XCel energy.

88. Exterior Plumbing-Backflow Prevention

RRE, Missing backflow preventers on exterior faucets (sillcocks).

89. Two-Family Dwelling Egress

M, Meets Minimum Requirements

Open/Unheated Porch

Not Applicable

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Garage (Detached)

- 95. Roof Structure & Covering
C, Garage roof is partly snow/frost covered and can not be fully viewed or evaluated.
- 96. Wall Structure & Covering
C, Damaged/cracked slab.
- 97. Garage Doors
M, Meets Minimum Requirements
- 98. Automatic Garage Door Opener
M, Meets Minimum Requirements
- 99. Electrical Outlets/Fixtures
SC, Extension cord to opener. (State electrical permit required if new outlet is installed).

Miscellaneous

Not Applicable

Wall Insulation

Wall Insulation Depth: 3.5 inches

Wall Insulation Type: Fiberglass

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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:

1/2/2026

JOSHUA M OLSON
5352 NOKOMIS AVE S
Minneapolis, MN 55417

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
1	Basement Stairs/Railings	Basement(Basement)	Missing handrail. - 1st flight
87	Electrical Outlets/Fixtures	Exterior(Exterior)	Repair/Replace: - Exposed connectors at mast. Call XCel energy.
88	Exterior Plumbing-Backflow Prevention	Exterior(Exterior)	Missing backflow preventers on exterior faucets (sillcocks).

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.

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For items that do not need a permit:

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

Appeal

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

Assistance

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

Energy Disclosure Report

This report details your home energy performance and recommends ways to improve it.

Energy efficiency improvements (pages 1 & 2) make your home more comfortable, more affordable to heat and cool, and friendlier to the climate.

Electrification improvements (page 3) bring added climate benefits and improvements to your health.

- Location:**
5352 NOKOMIS AVE S
Minneapolis, MN 55417
- Year built:** 1924
- House sq. ft.:** 1,328
- Number of stories:** 1
- Visit Date:** 1/2/2026

How energy efficient is your home now?

Your Energy Score measures your home's energy efficiency. We use the quality of your home's attic insulation, wall insulation, heating efficiency, and window efficiency to calculate the score.



How to improve your score?

Below are the four most important areas of a home to address to improve its energy efficiency. Completing energy efficiency improvements will increase your Energy Score.

1st Priority: Attic insulation	+15 points	Complete! High-efficiency heating
Complete! Exterior wall insulation		Complete! 2+ panes per window

There are significant incentives and resources for energy efficiency improvements. See page 2 for details on incentive amounts, average project costs, energy savings, and descriptions.

Contact an Energy Advisor to get started.

Energy Advisors are a free service from nonprofit Center for Energy and Environment. An Energy Advisor provides expert, unbiased help understanding your report, the available incentives, and recommended contractors.

612-244-2484 | energydisclosure@mncee.org | mncee.org/TISH

For Comfort, Climate, and Savings Benefits: **Energy Efficiency Improvements**

What efficiency improvements are incomplete in your home?



Attic insulation & air sealing: Adds 15 points

Current depth: **No access**

Recommended depth: **16"**

The evaluator was not able to fully inspect your attic. Data from thousands of local inspections show that similar attics typically lack proper insulation and air sealing. Having this upgrade improves your utility bill savings, carbon savings, and home resilience. Work with a contractor to assess your attic for opportunities to insulate and air seal.

Yearly Bill Savings:*
\$150–\$300

Incentives Up To:**
\$4,300 rebate;
\$1,200 tax credit

Typical Cost:*
\$2,000–\$6,000

What efficiency improvements are complete in your home?



High-efficiency heating

The furnace is energy efficient and within the typical 20-year service lifespan. When it is time to replace it, choose another high-efficiency furnace to keep energy bills low. That time is also an opportunity to consider a heat pump—for more, see the next page.



Exterior wall insulation

The walls are adequately insulated. Benefits include better sound protection, more consistent indoor temperatures, lower utility bills, and lower home carbon emissions.



2+ panes per window

All windows have at least two panes of glass. Benefits include less drafts and lower utility bills. When it is time to replace a window, consider ENERGY STAR triple-paned rated windows for up to twice the efficiency of standard windows.

** These incentives are accurate as of 01/02/2026, when your report was generated. Visit mncee.org/TISH or contact an Energy Advisor for the most up-to-date information.

Next Step: Contact an Energy Advisor
612-244-2484 | energyadvisor@mncee.org

The energy advisor service is provided by CEE with funding from the City of Minneapolis.

20260102-0054718-202601021213

*The typical cost for each project is calculated by taking the average of thousands of homes of a similar age and construction. The estimated savings is the average reported savings for homes that received a utility rebate. Actual cost and savings may vary. Please contact an Energy Advisor if you have questions.

An Energy Advisor can help you:



Learn more



Access rebates
& financing



Connect with quality
contractors

For Added Climate and Health Benefits: **Electrification Improvements**

Electrification is a step beyond energy efficiency. Electrification means switching to electrically powered appliances from gas-powered appliances. This page is educational and does not impact your Energy Score. Power outlets have not been tested. Confirm your setup and needs with an electrician.

To learn more: electrifyeverythingmn.org | info@electrifyeverythingmn.org | 612-244-2486

What electrification improvements are available in your home?

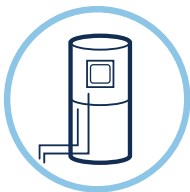


Heat pump for home cooling and heating: For major climate benefits

A heat pump replaces a central AC. Like an AC, a heat pump provides cooling. It also provides heating, which reduces how much of the year you need to use a fossil fuel system.

Your home has central AC over the typical lifespan (15 years). Consider replacing it with a heat pump for energy efficient cooling and low-carbon heating.

Resources*: Up to \$6,000 rebate; Up to \$2,000 tax credit; Financing



Heat pump water heater: For moderate climate & minor health benefits

A heat pump water heater is the highest-efficiency option to heat water. It produces no combustion exhaust and does not need to be vented to the outside.

Your home has a gas water heater over the typical lifespan (8 years). Consider replacing it with a heat pump water heater.

Resources*: Up to \$2,000 rebate; Up to \$2,000 tax credit; Financing



Electric clothes dryer: For minor climate benefits

Clothes drying is a relatively small use of energy in a typical home. That said, electric dryers are the low-carbon option compared to gas dryers.

Your home has a gas clothes dryer and a 120-volt outlet. You may need to upgrade to 240 volts to install an electric dryer. Confirm your setup and needs with an electrician.

What electrification improvements are complete in your home?



Service panel with sufficient amps: For enabling electrification

Homes need enough power (amps) at the service panel to switch to electrically powered appliances from gas-powered appliances.

Your home's service panel has 100 amps or more, which is the minimum to consider electrification. Many electrification improvements also need 240 volt outlets. Confirm your needs with an electrician.



Electric oven range: For major health benefits

Electric ovens are healthier for your indoor air because they produce no combustion exhaust. Options include traditional electric and electric induction oven ranges.

Your home already has an electric oven range.

* These resources are accurate as of 01/02/2026, when your report was generated.