

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: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



Current Owner Name: CHRISTIANNE L STRAUSS

Contact: CHRISTIANNE L STRAUSS

Owner Address: 2204 WEST LAKE OF THE
ISLES PKWY
Minneapolis, MN 55405

Business/Relationship:

Phone Number:

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

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 gives a basic overview of the home's visible parts and fixtures. It is not a detailed or technical inspection. Buyers may want to hire other inspectors or specialists before buying. This report is not a warranty or guarantee from the City of Minneapolis or the inspector. Buyers may also want to check if there are any open permits. For first-time condo sales, this report only covers items inside the unit. Common areas are covered in a separate Professional Opinion.
2. The buyer is responsible for fixing all items marked **Repair/Replace**, unless the seller agrees to fix them. The seller does not have to complete these repairs if the home does not sell. Items marked Repair/Replace are required by Minneapolis law and can be enforced by the city. Other notes in the report are informational only and are not enforced.
3. Minneapolis law requires sellers to get this Evaluation Report before showing a home for sale. The seller or agent must display the report at the property whenever it is shown. A copy of the report (and the Professional Opinion for first-time condo sales) must be given to the buyer before a purchase agreement is signed.
4. This report only covers the items listed on the form. The inspector is not required to turn on the furnace, climb on the roof, inspect hidden areas, or take things apart. The report does not test for lead paint, formaldehyde, radon, asbestos, airborne gases, wood stoves, fireplaces, or air conditioners. Gas fireplace inserts **are** inspected.
5. This is not an FHA, VA, Section 8, rental, code-compliance inspection, or an appraisal. Lenders or government programs may have different requirements. If the home will be rented out, additional inspections and a rental license may be required.
6. The seller is required to provide the disclosure information for the boxes above. If the seller cannot provide this, buyers are advised to call 311 or 612-673-3000.
7. This report is valid for two years from the issue date or for one sale, whichever comes first. It only applies to the owner named on the report. It is required when selling single-family homes, duplexes, townhomes, or first-time condo conversions.
8. Questions about the inspection should be directed to the inspector listed on the report. Complaints should be sent to Minneapolis Truth in Housing at (612) 673-5840, Construction Code Services, 505 S. 4th Street #320, 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: Clay Thompson

Phone: 612-369-5212

Evaluation Date: 3/4/2026

Signature: *Clay Thompson*

Evaluation #: 20260678

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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

1. Basement Stairs/Railings
M, Meets Minimum Requirements
2. Basement Floors
C, Other Comment: - C, Limited viewing of basement components.
3. Foundation Walls
M, Meets Minimum Requirements
4. Evidence of Dampness or Staining
M, Meets Minimum Requirements
5. First Floor, Floor System
B, Below Minimum Requirements: - B, Exposed rigid styro-foam present on the ceiling in the basement was not properly covered.
6. Columns & Beams
M, Meets Minimum Requirements
7. Basement Sleeping Rooms
C, Yes, there are basement bedrooms. See Bedroom Section for details.
8. Basement Plumbing Fixtures
M, Meets Minimum Requirements
9. Sump Pumps
C, Other Comment: - C, Sump system (if any) was not fully visible or evaluated..
10. Smoke Detectors / CO Detectors
M, Meets Minimum Requirements
11. Basement Electrical Outlets/Fixtures
M, Meets Minimum Requirements

Electric (Garage)

Amps: 200

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

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

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 (Basement #1)

Water Heater Type: gas

Water Heater Venting Type: natural draft

Water Heater Age: Less than 8 years old

- 20. Water Heater & Installation
C, Corroded fittings. - Water heater fill line has sediment build up from past leak(s).
- 21. Water Heater Venting
M, Meets Minimum Requirements

Water heater (Basement #2)

Water Heater Type: gas

Water Heater Venting Type: natural draft

Water Heater Age: Less than 8 years old

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

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Heating & Cooling (Basement)

Heating System Type: pumped boiler

Heating System Venting Type: natural draft

Air Conditioner Type*: central

Air Conditioner Age*: Less than 15 years old

22. Heating Plant Viewed in Operation

M, Meets Minimum Requirements

23. Heating Plant & Installation

C, Other Comment: - C, Combustion air (Make-up air) supply was not identified or evaluated for either furnace room or water heater area.

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

C, Meets Minimum Requirements - Fireplace - 1st Floor

Heating & Cooling (Basement Forced Air)

Heating System Type: forced air furnace

Heating System Venting Type: condensing

Air Conditioner Type*: central

Air Conditioner Age*: Less than 15 years old

22. Heating Plant Viewed in Operation

M, Meets Minimum Requirements

23. Heating Plant & Installation

C, Other Comment: - C, Heat exchanger & CO were not evaluated.

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

C, Meets Minimum Requirements - Fireplace - 2nd Floor

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Laundry (2nd Floor)

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

Kitchen (1st Floor)

Kitchen Cooking Appliance Type*: gas

Kitchen Cooking Appliance Volts*: 120

- 30. Walls and Ceiling Components
M, Meets Minimum Requirements
- 31. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 32. Floor Condition
C, Other Comment: - C, The floors are out of level throughout the dwelling.
- 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
M, Meets Minimum Requirements
- 37. Water Flow
M, Meets Minimum Requirements
- 38. Gas Piping
C, Gas line/valve not visible.

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

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

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
M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

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
M, Meets Minimum Requirements
- 52. Plumbing Fixtures
M, Meets Minimum Requirements
- 53. Water Flow
M, Meets Minimum Requirements

Bathroom (2nd Floor SW)

- 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
M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Bathroom (2nd Floor NW)

- 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
M, Meets Minimum Requirements

Bathroom (2nd Floor North)

- 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
M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Bathroom (2nd Floor SE)

- 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
M, Meets Minimum Requirements

Bathroom (3rd 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
M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Hallways/Stairwells (Central)

- 54. Walls and Ceiling Components
M, Meets Minimum Requirements
- 55. Evidence of Dampness or Staining
M, Meets Minimum Requirements
- 56. Floor Condition
M, Meets Minimum Requirements
- 57. Window & Door Condition
M, Meets Minimum Requirements
- 58. Electrical Outlets/Fixtures
M, Meets Minimum Requirements
- 59. Stairs and Railings
M, Meets Minimum Requirements
- 60. Smoke Detectors /CO Detectors
M, Meets Minimum Requirements

Bedroom (Basement)

- 61. Walls and Ceiling Components
C, Other Comment: - C, There is no enclosed closet with a door.
- 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

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Bedroom (2nd Floor SW)

- 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

Bedroom (2nd Floor NW)

- 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

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Bedroom (2nd Floor North)

- 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

Bedroom (2nd Floor East)

- 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

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Bedroom (3rd Floor SW)

61. Walls and Ceiling Components

C, Other Comment: - C, There is no enclosed closet with a door for the 3rd Floor bedroom

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

Bedroom (3rd 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

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Bedroom (3rd Floor SE)

- 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 Great Room - off kitchen)

- 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
B, Below Minimum Requirements: - B, Improper type of floor mounted outlet in the great room off the kitchen.

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Porch/Sunroom/Other (1st Floor South)

- 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
SC, 3-Prong outlets not grounded

Porch/Sunroom/Other (LL Rec Room)

- 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

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Attic Space (East Knee wall area)

Attic Type: kneewall

Attic Is Accessible?: yes

Attic Insulation Depth: 1.0 inches

Attic Insulation Type: Vermiculite

Estimated Attic Insulated Sq Ft: 200

73. Roof Boards & Rafters / Ventilation

C, Limited view of attic from scuttle.

74. Evidence of Dampness or Staining

C, Other Comment: - C, No active stains visible in the attic.

75. Electrical Outlets & Fixtures

C, Wiring is not visible.

76. Mechanical Venting

C, Other Comment: - C, Bath ducting was not fully visible in the attic.

Attic Space (3rd floor hall ceiling)

Attic Type: peak

Attic Is Accessible?: no

Estimated Attic Insulated Sq Ft: 850

73. Roof Boards & Rafters / Ventilation

C, Attic access is sealed/painted shut, not viewed.

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

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

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

B, Downspouts lack proper extension.

B, Grade in areas does not allow surface water to drain away from building.

C, Vegetation/debris in gutters.

80. Exterior Walls

B, Missing mortar in brick areas.

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

M, Meets Minimum Requirements

82. Windows (frames/storms/screens)

B, Below Minimum Requirements: - B, Weathered windows.

83. Stoops

M, Meets Minimum Requirements

84. Cornice & Trim

B, Below Minimum Requirements: - B, Weathered wood trim and evidence of filler repairs noted.

85. Roof Covering & Flashing

C, Other Comment: - C, Unable to fully view the roof from the ground: not evaluated.

86. Chimney

C, Other Comment: - C, Unable to fully view the chimney from the ground, not fully evaluated.

87. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

88. Exterior Plumbing-Backflow Prevention

M, Meets Minimum Requirements

89. Two-Family Dwelling Egress

NA, Not Applicable/Does Not Apply

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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".

Open/Unheated Porch (1st Floor)

90. Floors

M, Meets Minimum Requirements

91. Walls

M, Meets Minimum Requirements

92. Roof/Ceiling

C, Other Comment: - C, The porch roof was not fully visible or evaluated.

93. Doors/Screens/Windows

M, Meets Minimum Requirements

94. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

Garage (Attached)

95. Roof Structure & Covering

C, Other Comment: - C, Stains and patching noted on the garage ceiling (interior).

96. Wall Structure & Covering

M, Meets Minimum Requirements

97. Garage Doors

M, Meets Minimum Requirements

98. Automatic Garage Door Opener

M, Meets Minimum Requirements

99. Electrical Outlets/Fixtures

M, Meets Minimum Requirements

Miscellaneous

100. Clutter/Sanitation/Vermin

M, Meets Minimum Requirements

101. Other

M, Meets Minimum Requirements

Wall Insulation

Wall Insulation Depth: 0.0 inches

Wall Insulation Type: None

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



Truth in Housing Repair Notification

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

Issued To:

3/4/2026

CHRISTIANNE L STRAUSS
2204 WEST LAKE OF THE ISLES
PKWY
Minneapolis, MN 55405

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) 673-2437. If "Evaluator Return" is indicated below, the evaluator may return to view the system that was not in operation at the time of the initial evaluation. The evaluator may find additional work is needed on the system.

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

NONE

PERMIT REQUIRED REPAIR

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

NONE

Reinspection Process

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

For items that need a permit:

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

For items that do not need a permit:

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.

Truth in Sale of Housing Disclosure Report

Address: 2204 WEST LAKE OF THE ISLES PKWY Minneapolis, MN



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.

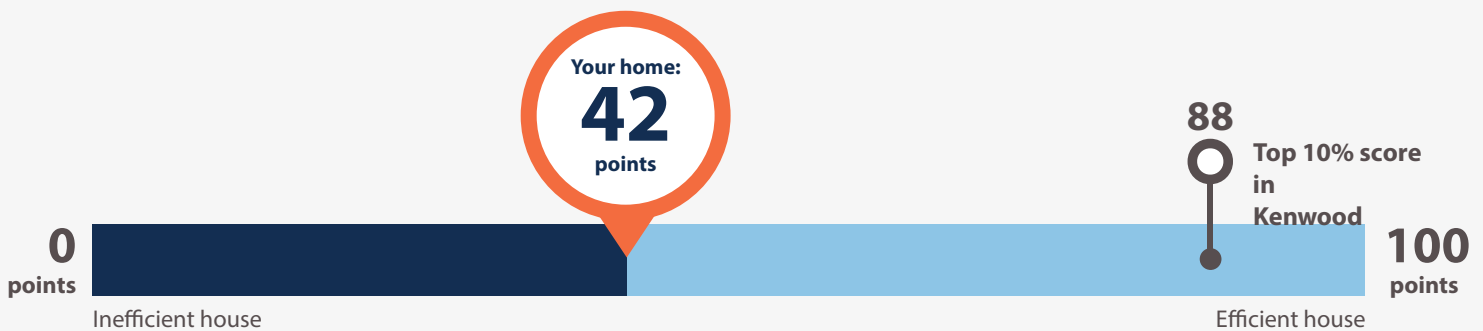
Energy efficiency improvements (pages 1 & 2) make your home more comfortable, more affordable to heat and cool, and friendlier to the climate.

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

- Location:**
2204 WEST LAKE OF THE ISLES PKWY
Minneapolis, MN 55405
- Year built:** 1908
- House sq. ft.:** 7,963
- Number of stories:** 2.5
- Visit Date:** 3/4/2026

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: Exterior wall insulation	+32 points	2nd Priority: Attic insulation	+14 points
3rd Priority: High-efficiency heating	+12 points	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.

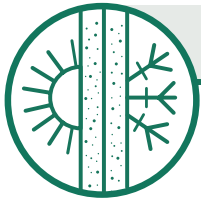
Contact an Energy Advisor to get started.

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?



Exterior wall insulation: Adds 32 points

Current depth: **0"**

Recommended depth: **3.5"**

Your walls do not have enough insulation. This drives up your utility bills and home carbon emissions. Further, your home is more likely to have drafts, uneven temperatures, and undampened outdoor noise. To improve your utility bill savings, carbon savings, and comfort, insulate your walls.

Yearly Bill Savings:*

\$200–\$400

Incentives Up To:**

\$4,500 rebate;

\$1,200 tax credit

Typical Cost:*

\$4,500–\$7,000



Attic insulation & air sealing: Adds 14 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:*

\$4,000–\$6,500



High-efficiency heating: Adds 12 points

Current efficiency: **80-84%**

Recommended efficiency: **91+%**

The boiler is within the typical 20-year service lifespan but is not energy efficient and risks leaking carbon monoxide. When it is time to replace it, choose a high-efficiency boiler for improved energy savings, comfort, and safety. That time is also an opportunity to consider a heat pump—for more, see the next page.

Yearly Bill Savings:*

\$150–\$300

Incentives Up To:**

\$3,000 rebate;

\$600 tax credit

Typical Cost:*

\$9,000–\$11,000

What efficiency improvements are complete in your home?



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 03/04/2026, 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.

An Energy Advisor can help you:



Learn more



Access rebates
& financing



Connect with quality
contractors

20260304-0055449-202603040651

*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.

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?

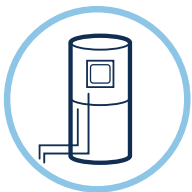


Heat pump for home cooling and heating: For major climate benefits

A heat pump adds efficient cooling. A heat pump can also provide heat, which reduces how much of the year you need to use a fossil fuel system.

Your home has central AC within the typical lifespan (15 years). When it is closer to replacement age, consider a heat pump for energy efficient cooling and low-carbon heating.

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

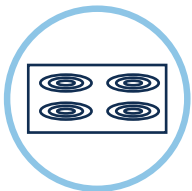


Heat pump water heater: For moderate climate & minor health benefits

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



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.

* These resources are accurate as of 03/04/2026, when your report was generated.