673 Spring Street NE — consolidated seller disclosure packet

Seller: Renovo Properties LLC
Property: 673 Spring Street NE, Minneapolis, MN 55413; Hennepin PID 14-029-24-42-0071
Buyer: _____
Packet version: P4 — revised October 15, 2026. Disclosure date: 10/15/2026
This is Seller's present disclosure of known facts, as of the date Seller signs. It is not a warranty or a substitute for Buyer's inspection. Seller will provide a written correction if it learns before closing that a statement has become inaccurate. An "as-is" sale does not withdraw these disclosures.

1. Known material facts and current condition

1. **Prior fire damage and work.** A September 24, 2024 Minneapolis Truth in Sale of Housing evaluation identified major fire damage and called for plans and permits. An October 2024 contractor estimate described charred joists and studs to be replaced. The City issued a fire-damage interior demolition permit in January 2025. On his recent visual walk-through, Seller's Chief Manager, David Frey, did not observe visible fire damage on the main or upper floor or anything in the basement that he recognized as fire damage. The October 6, 2026 TISH evaluation by Andrew Gillquist identifies fire-damaged subfloor and a beam in the basement, and again identifies major fire damage requiring plans and permits. Seller has no records establishing completed repairs or final approval.
2. **Foundation and basement.** The 2024 evaluation observed foundation-wall cracks and a bulge, described a potential structural-failure concern, and recorded basement-floor cracks/heaving and evidence of past dampness or staining. It also reported uneven basement flooring, no crawl-space vapor barrier, cracked/damaged/deteriorated joists, and decay at the base of a column. An October 2024 estimate proposed foundation-block and grading work. Seller knows of these historical findings. Seller is not aware of any foundation or basement repair work performed since October 2024 and has no current structural evaluation establishing that the reported conditions were corrected. The October 6, 2026 evaluation could not evaluate foundation areas covered by plywood and foam. It also notes dampness or staining, dirt floor areas, incomplete exterior visibility and drainage concerns. Its limited view does not establish that the historical structural concern or the additional historical basement findings were corrected. Seller does not know whether those historical conditions have been resolved.
3. **Other historical findings and resolution status.** The September 24, 2024 TISH by Luis Alcaraz also reported damaged roof boards/rafters; short basement-stair treads, uneven risers and improper handrail height/ends; and improper hallway-stair rise/run. It reported damaged or missing plaster/wall/ceiling finishes, damaged or uneven interior flooring, a bathroom floor not impervious to moisture, and a missing main-level bedroom door. Other findings were an unvented kitchen sink, incomplete service-panel indexing, a missing state sticker, missing electrical fixture components/cover plates, improper exterior-stoop rise/run, damaged/missing/deteriorated fascia/soffit, and a damaged service-drop wire insulator. The 2026 report notes no visible attic access and a limited dining/living-room view. Several corresponding components are rated as meeting minimum requirements in 2026, without a description of the earlier condition's correction. The 2026 report expressly states that prior

exposed wiring in the dining/living room and upper bedrooms, and prior missing smoke/carbon-monoxide detectors in the hallway/stairwell section, were addressed and resolved. Seller has no separate repair or completion documentation confirming resolution of the other historical findings described here. Where the 2026 report does not specifically address a historical finding or confirm its correction, Seller does not know whether it has been resolved. These are attributed historical observations; Seller has not independently determined their present condition.

4. **Renovation and approvals.** The interior renovation is unfinished. Seller reports that the bathroom remodel is in process, a doorway beside the kitchen was closed in, and old flooring was removed. Seller observed some electrical work and apparent plumbing and sheetrock work. Seller has not yet verified the full scope or final approval. The City's September 29, 2026 public permit data listed the fire-demolition, kitchen/bath and plumbing permits as issued/in inspection without final dates; an older roof permit was expired. Seller has no additional information about the scope or approval of this work. The October 6, 2026 TISH lists Housing Orders as No and Condemnation Status as NA. These entries do not establish closure of every nuisance case or permit. Complete current case dispositions and final inspection status remain unconfirmed.
5. Reported entry and front-door damage. A neighbor reported a possible break-in on September 21, 2026. On September 25, 2026, Seller's contractor found the front door kicked in, repaired it enough to secure the house, and rekeyed it. The front door needs replacement during renovation. Seller has not determined whether anything was taken or other damage occurred.
6. Current TISH repair and safety requirements. The October 6, 2026 report requires evaluator reinspections, permit inspections and licensed-contractor safety checks. Power and water were off; the furnace and water heater were not operating. Findings include exposed wiring and missing electrical components; altered/tampered electrical service or overfusing requiring an electrical safety check; incomplete waste piping; uncapped gas lines and missing appliance shutoffs; missing bathroom fixtures; missing handrails and a basement detector; and major fire damage requiring plans and permits. The complete requirements are in Attachment C, particularly pages 11–12. Seller has not established that these requirements have been completed or that a Certificate of Approval has issued. If outstanding at closing, Buyer must sign the City's acknowledgment of responsibility, submit it within one day of closing, complete the required work within 90 days and obtain the required inspections. These requirements do not make the house ready for occupancy.

TISH report included with this statement: Attachment C — October 6, 2026 TISH Evaluation Report No. 20264395, Andrew Gillquist, naming Renovo Properties LLC (complete 15-page PDF, including the energy disclosure). The September 24, 2024 report is historical, was issued for a prior owner, and is summarized above; it is not attached. Inclusion in this packet does not establish actual buyer delivery.

Current Minneapolis TISH or code-compliance document: Attachment C — October 6, 2026 Evaluation Report No. 20264395. Required repair and safety items remain; this is an evaluation report, not a Certificate of Approval.

2. Radon — Minn. Stat. § 144.496
Radon testing: Seller has not conducted or commissioned a radon test and has no knowledge of testing by others or test results.
Radon concentrations, mitigation or remediation: Seller has no knowledge of radon concentrations or prior radon mitigation or remediation.
Radon mitigation system: Seller reports that no radon mitigation system is installed in the house.
Radon records and reports: Seller is not aware of any radon records or reports in its possession.

Radon Warning Statement

The Minnesota Department of Health strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling.

Minnesota Department of Health "Radon in Real Estate Transactions" publication: included with this packet as Attachment A. Buyer receipt date/method: _____.

3. Wells — Minn. Stat. § 103I.235
Seller does not know of any wells on the Property.

4. Sewage and SSTS — Minn. Stat. § 115.55, subd. 6
To Seller's knowledge, sewage generated at the Property goes to Minneapolis municipal sanitary sewer, a facility permitted by the Minnesota Pollution Control Agency. Seller does not know of a private subsurface sewage treatment system on the Property.

5. Methamphetamine production — Minn. Stat. § 152.0275, subd. 2(m)
To Seller's knowledge, methamphetamine production has not occurred on the Property.

6. Licensed principal and brokerage notice — Minn. Stat. § 82.68
David Frey is a licensed Minnesota Limited Broker, license no. 40229488. His licensed name is David Frey. He is a principal of Renovo Properties LLC and its Chief Manager, acting for Seller in this direct owner sale. He does not represent Buyer. No separate Seller's real estate agent is engaged in this transaction. This disclosure is provided as written notice of his licensed status and principal interest.
Written notice receipt: Buyer _____ received this principal-interest notice on _____ by _____. This packet may serve as the first written notice if delivered before negotiations.

Information about the predatory offender registry and persons registered with the registry may be obtained from the local law enforcement agency where the Property is located or the Minnesota Department of Corrections. A copy of adopted airport zoning regulations may be reviewed or obtained at the office of the county recorder where the zoned area is located.

7. Other required documents and receipt

The following authentic documents travel with or ahead of this packet, where applicable. A receipt below records delivery; it does not replace any separate signature the document requires.

Document	**Status, version and delivery evidence**
Current Minneapolis seller-named TISH evaluation or applicable code-compliance documents	**Attachment C — October 6, 2026 Report No. 20264395. Delivery: _____. City's acknowledgment of responsibility is a separate closing document if repairs remain; obtain and record the signed form and its submission.**
Minnesota Department of Health radon publication	Attachment A: MDH radon publication. Receipt: _____.
Prescribed Minnesota agency relationship disclosure form	The prescribed Minnesota agency relationship disclosure form is delivered, and receipt is recorded, at first substantive contact with a buyer.
Supporting fire, foundation, permit or other reports actually supplied	Attachment C; historical 2024 findings are disclosed in section 1. Delivery: _____.
CIC resale certificate and governing documents	Not applicable — fee-simple single-family home
Federal lead pamphlet and separate-sheet certification below	Part Two and Attachment B: January 2026 EPA pamphlet. Buyer receipt, election and signatures: pending.

Seller certification. The completed answers above are true to the best of Seller's knowledge as of the signed date.

RENOVO PROPERTIES LLC

By: David Frey Digitally signed by David Frey Date: 2026.10.15 20:52:00 +03'00' David Frey, Chief Manager Date: 10/15/2026

Buyer receipt. Buyer acknowledges receiving the completed Part One packet and the documents marked as delivered above on _____ by _____. Receipt alone does not waive an inspection right or replace the signatures required on the separate lead sheet or a City form.

Buyer signature: _____ Name/title: _____ Date: _____

PART TWO — LEAD-BASED PAINT DISCLOSURE AND CERTIFICATION

Property: 673 Spring Street NE, Minneapolis, MN 55413. Seller: Renovo Properties LLC. Buyer: _____. This separately signed lead disclosure accompanies the purchase agreement for this pre-1978 dwelling. Complete this sheet and deliver the EPA pamphlet before Buyer becomes obligated.

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards:

☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to Seller:

☑ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the EPA pamphlet **"Protect Your Family From Lead in Your Home."**

(e) Buyer selects and initials one:

☐ Buyer initials _____: Buyer received a 10-day opportunity (or a different period mutually agreed in writing: _____ days) to conduct a risk assessment or inspection for lead-based paint and/or hazards.

☐ Buyer initials _____: Buyer waives the opportunity to conduct a risk assessment or inspection for lead-based paint and/or hazards.

Agent's acknowledgment

Not applicable — direct sale by Seller through David Frey, Chief Manager; no separate Seller's agent.

Certification of accuracy

The parties below have reviewed the information above and certify, to the best of their knowledge, that the information they provided is true and accurate.

Renovo Properties LLC — By: David Frey Digitally signed by David Frey Date: 2026.10.15 20:52:17 +03'00' David Frey, Chief Manager Date: 10/15/2026

Buyer: _____ By: _____ Name/title: _____ Date: _____

Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless and odorless gas that comes from the soil. The gas can accumulate in the home. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, any home can have high levels of radon.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

1. **whether a radon test or tests have occurred on the property**
2. **the most current records and reports pertaining to radon concentrations within the dwelling**
3. **a description of any radon levels, mitigation, or remediation**
4. **information on the radon mitigation system, if a system was installed**
5. **a radon warning statement**

Radon Facts

How dangerous is radon? Radon is the number one cause of lung cancer in nonsmokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

Where is your greatest exposure to radon? For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk. A home's radon levels may change in the future, so test every 2–5 years, or sooner if there is major remodeling or changes to the foundation, heating, cooling, or ventilation.

Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling."

DEPARTMENT OF HEALTH

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Closed-house conditions include keeping all windows and doors closed, except for normal entry and exit, and temperature set to 65 – 80 ºF. For a full list of closed-house conditions please visit *mn.gov/radon/notice*.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished. If other foundations are present, such as a crawl space or slab on grade, also test the rooms above these foundations.

Place the test kit:

- 20 inches to 6 feet above the floor
- 3 feet from exterior doors and windows
- 1 foot from exterior walls
- away from heat sources and drafts caused by vents and fans
- not in enclosed areas or areas of high heat/humidity

How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Because these tests are time-sensitive there are two testing options. For both tests, test for a minimum of 2 days.

Continuous Radon Monitor (CRM)

MDH recommends CRMs in real estate testing. CRMs are calibrated, provide more data, and may detect tampering. The average of the results are used to make a decision to mitigate.

Simultaneous Short-Term Testing

Two short-term test kits are placed side by side, 4” – 8” apart. The results of the two tests are averaged and used to make a decision to mitigate.

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a licensed professional.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages $1,500 to $3,000.

After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

All radon testing and mitigation should be conducted by licensed radon professionals. Radon service providers, such as home inspectors, must be licensed. A list of these licensed radon professionals can be found at MDH’s radon web site. MDH conducts free inspections, upon request, of recently installed radon mitigation systems, to check that they meet requirements.

More Radon Information

www.mn.gov/radon

Last Updated 4/2023

MDH Indoor Air Unit

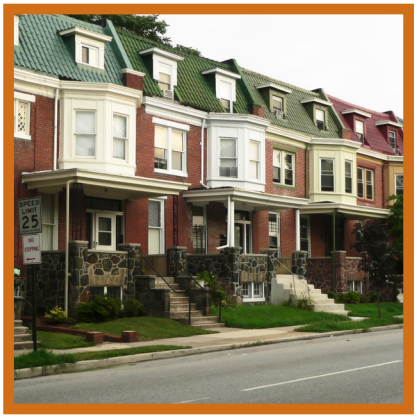
PO Box 64975
St Paul, MN 55164-0975

Contact Information

651-201-4601
800-798-9050
health.indoorair@state.mn.us







Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

January 2026

English

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

If undertaking renovation, repair or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs or painting that disturb painted surfaces)
- Swallow lead dust that has settled on food, food preparation surfaces and other places
- Eat paint chips or soil that contains lead

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have dust that may contain lead on them.



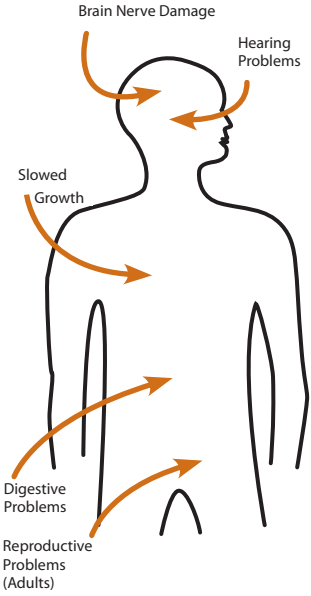
Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please see pages 13 and 14 for more information on sources of lead exposure.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.



In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder and decreased intelligence
- Speech, language and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness and in some cases, death.

In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels (BLLs) tend to increase rapidly from 6 to 12 months of age, and BLLs tend to peak at 18 to 24 months of age.

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

Your doctor can explain what the test results mean and if more testing will be needed.

---

* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes and childcare facilities built before 1978 may have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country or suburbs
- In private and public single-family homes and apartments
- On surfaces inside and outside of the house
- In soil around a home (soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm^2), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters and porches

Lead-based paint is usually not a hazard if it is in good (intact) condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on pages 9 and 11, especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on page 11.

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead in dust or soil—which you may not be able to see—can both be hazards.

The only way to find out if paint, dust or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
  - A portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory



- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

There are state, Tribal and federal programs in place to ensure that testing is done safely, reliably and effectively. Contact your state, Tribal or local agency for more information, visit epa.gov/lead, or call toll-free **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing or painting by hiring an EPA-, Tribal- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards, you should hire a certified lead abatement contractor. Abatement methods (which are designed to permanently address lead-based paint hazards) include removing, sealing or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint will not permanently address the lead-based paint hazards.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 40 µg/ft^2 for interior window sills
- 100 µg/ft^2 for window troughs

Abatements are designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels (see page 6) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency (see pages 15 and 16), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state or Tribal program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. These prohibited methods are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods and then checked to confirm adequate cleanup.
- **Dispose of waste properly.** Collect and seal waste in a heavy-duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call toll-free **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline
For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call toll-free **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

Food and Drug Administration
For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention
For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies
Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs: epa.gov/lead/contacts.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
LCRD/TTPB
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada , Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East-West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH
lead.regulations@hud.gov
hud.gov/lead

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U.S. EPA
U.S. CPSC
U.S. HUD

EPA-747-K-26-001
January 2026

IMPORTANT!

Lead From Paint, Dust and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools and childcare facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

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: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

Current Owner Name: RENOVO PROPERTIES LLC

Contact: RENOVO PROPERTIES LLC

Business/Relationship:

Owner Address: 673 SPRING ST NE
Minneapolis, MN 55413

Phone Number: 000-000-0000

******* 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: UN2

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: Andrew Gillquist

Phone: 612-834-8430

Evaluation Date: 10/6/2026

Signature: *Andrew Gillquist*

Evaluation #: 20264395

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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
   B, There is a dirt floor over all or parts of the floor.
3. Foundation Walls
   C, Other Comment: - Foundation is covered in areas by plywood and foam, unable to evaluate
4. Evidence of Dampness or Staining
   C, Evidence of dampness and/or staining.
5. First Floor, Floor System
   B, Below Minimum Requirements: - Damaged subfloor from fire
6. Columns & Beams
   B, Below Minimum Requirements: - Damaged beam from fire
7. Basement Sleeping Rooms
   NA, Not Applicable/Does Not Apply
8. Basement Plumbing Fixtures
   NA, Not Applicable/Does Not Apply
9. Sump Pumps
   NA, Not Applicable/Does Not Apply
10. Smoke Detectors / CO Detectors
    RRE, No detector in basement.
11. Basement Electrical Outlets/Fixtures
    RRP, Exposed wires. Missing junction box. Installation of a junction box requires a state electric permit. - Near panel
    SC, Missing junction box cover(s).

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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".

Electric (Basement)

Amps: 100

Volts: 120/240

12. Electrical service installation

    RRE, Power is turned off. Reinspection required.

    RRE, Missing knockout(s).

    RRE, Missing grounding clamp on street side of jumper at water meter.

    LIC, Evidence of altered/tampered system and/or overfusing. Safety check by licensed electrical contractor required.
    SC, Suggested Correction: - Missing drip loop at service entrance

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

15. Floor Drains

    M, Meets Minimum Requirements

16. Drain, Waste & Vent Piping

    RRE, Open waste/vent openings. - Drain pipe not fully installed in basement, work not complete

17. Water Supply Piping

    B, Unsupported water piping. - Basement areas

    RRE, Water off at time of evaluation. No other visible problems. Evaluator required to return after water service restored.

18. Gas Piping

    M, Meets Minimum Requirements

19. Copper Water Line Visible on the Street Side of Water Meter

    M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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".

Water heater (Basement)

Water Heater Type: gas

Water Heater Venting Type: power vent

Water Heater Age: 8 years or older

20. Water Heater & Installation

    RRE, Water heater not operating due to water-shut off and/or is winterized. No other visible problems. Evaluator required to return after water service restored.

21. Water Heater Venting

    NA, Not Applicable/Does Not Apply

Heating & Cooling (Basement)

Heating System Type: forced air furnace

Heating System Venting Type: condensing

Air Conditioner Type*: none

Air Conditioner Age*: Undetermined

22. Heating Plant Viewed in Operation

    RRE, Heating plant not in operation. Reinspection required.

23. Heating Plant & Installation

    M, Meets Minimum Requirements

24. Heating Plant Combustion Venting

    NA, Not Applicable/Does Not Apply

25. Incinerators / Fuel Tanks

    NA, Not Applicable/Does Not Apply

26. Misc Gas Fixtures/ Gas Heating

    NA, Not Applicable/Does Not Apply

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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 (Basement)

Laundry Dryer Type*: none

Laundry Dryer Volts*: N/A

27. Dryer Venting
    NA, Not Applicable/Does Not Apply
28. Gas Piping
    RRE, Uncapped gas line. A permit is not required to cap the gas line. Installation of a gas appliance requires a plumbing permit.
    RRP, No gas shut off at dryer. Plumbing permit required
29. Plumbing Fixtures
    M, Meets Minimum Requirements

Kitchen (Main)

Kitchen Cooking Appliance Type*: none

Kitchen Cooking Appliance Volts*: N/A

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
    B, Broken/cracked window.
    C, Other Comment: - Some windows boarded up - not viewed
35. Electrical Outlets/Fixtures
    RRP, Exposed, spliced wires not in junction box. State electric permit required.
36. Plumbing Fixtures
    RRE, Unable to properly test, water is shut off. Reinspection required.
37. Water Flow
    M, Meets Minimum Requirements
38. Gas Piping
    RRE, Uncapped gas line. Installation of a gas appliance requires a plumbing permit.
    RRP, No gas shut off at stove. Plumbing permit required for repair.

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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 (Main)

Limited view due to stored items or furnishings.

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
    C, Other Comment: - Exposed wires on old tish - addressed and resolved

Bathroom (2nd 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
    RRP, Exposed wires must be in junction box. State electric permit required to install junction box.
52. Plumbing Fixtures
    RRE, Water supply is shut off can't evaluate. Reinspection required.
    RRP, Missing plumbing fixtures. Plumbing permit required
53. Water Flow
    M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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 (2nd floor)

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
    RRP, Missing fixture. Installation of a new fixture requires a state electrical permit.
    RRE, Exposed wires. Missing junction box covers.
    RRE, Repair/Replace: - Two temporary space heaters - wiring need to be removed/capped
59. Stairs and Railings
    RRE, No handrail assembly. - Missing handrail main and upper stairs to 2nd level
60. Smoke Detectors /CO Detectors
    C, Other Comment: - Missing smoke detector/carbon monoxide detector on old tish - addressed and resolved

Bedroom (Upper Level S)

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
    C, Floor out of level.
65. Window Size & Openable Area
    M, Meets Minimum Requirements
66. Window & Door Condition
    M, Meets Minimum Requirements
67. Electrical Outlets/Fixtures
    C, Other Comment: - Exposed wires on old tish - addressed and reseolved

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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 (Upper level N)

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
    C, Floor out of level.
65. Window Size & Openable Area
    M, Meets Minimum Requirements
66. Window & Door Condition
    M, Meets Minimum Requirements
67. Electrical Outlets/Fixtures
    C, Other Comment: - Exposed wires on old tish - addressed and reseolved

Porch/Sunroom/Other

Not Applicable

Attic Space

Attic Type: peak

Attic Is Accessible?: no

Estimated Attic Insulated Sq Ft: 600

73. Roof Boards & Rafters / Ventilation
    C, No visible attic access.
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: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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
    C, Foundation is not fully visible.
78. Basement Windows
    B, Broken basement window/storm window.
    B, Boarded up window(s).
79. Drainage (Grade) / Rainleaders
    B, Grade in areas does not allow surface water to drain away from building.
80. Exterior Walls
    M, Meets Minimum Requirements
81. Doors (frames/storms/screens/deadbolt locks)
    B, Below Minimum Requirements: - Boarded up door - side yard - did not open
82. Windows (frames/storms/screens)
    B, Cracked / broken or missing window.
    B, Missing/damaged window components.
83. Stoops
    M, Meets Minimum Requirements
84. Cornice & Trim
    M, Meets Minimum Requirements
85. Roof Covering & Flashing
    M, Meets Minimum Requirements
86. Chimney
    M, Meets Minimum Requirements
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

Open/Unheated Porch

Not Applicable

Garage

Not Applicable

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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".

Miscellaneous

100. Clutter/Sanitation/Vermin

M, Meets Minimum Requirements

101. Other

LIC, Major fire damage, plans and permits required. Contact City at 612-673-5840 for more details.

Wall Insulation

Wall Insulation Depth: 3.5 inches

Wall Insulation Type: Fiberglass

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

Truth in Housing Repair Notification

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

Issued To: 10/6/2026

RENOVO PROPERTIES LLC
673 SPRING ST NE
Minneapolis, MN 55413

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
10	Smoke Detectors / CO Detectors	Basement	No detector in basement.
12	Electrical service installation	Electric(Basement)	Power is turned off. Reinspection required.
12	Electrical service installation	Electric(Basement)	Missing knockout(s).
12	Electrical service installation	Electric(Basement)	Missing grounding clamp on street side of jumper at water meter.
16	Drain, Waste & Vent Piping	Plumbing	Open waste/vent openings. - Drain pipe not fully installed in basement, work not complete
17	Water Supply Piping	Plumbing	Water off at time of evaluation. No other visible problems. Evaluator required to return after water service restored.
20	Water Heater & Installation	Water heater(Basement)	Water heater not operating due to water-shut off and/or is winterized. No other visible problems. Evaluator required to return after water service restored.
22	Heating Plant Viewed in Operation	Heating & Cooling (Basement)	Heating plant not in operation. Reinspection required.
28	Gas Piping	Laundry(Basement)	Uncapped gas line. A permit is not required to cap the gas line. Installation of a gas appliance requires a plumbing permit.
36	Plumbing Fixtures	Kitchen(Main)	Unable to properly test, water is shut off. Reinspection required.
38	Gas Piping	Kitchen(Main)	Uncapped gas line. Installation of a gas appliance requires a plumbing permit.
52	Plumbing Fixtures	Bathroom(2nd floor)	Water supply is shut off can't evaluate. Reinspection required.
58	Electrical Outlets/Fixtures	Hallways/Stairwells(2nd floor)	Exposed wires. Missing junction box covers.
58	Electrical Outlets/Fixtures	Hallways/Stairwells(2nd floor)	Repair/Replace: - Two temporary space heaters - wiring need to be removed/capped
59	Stairs and Railings	Hallways/Stairwells(2nd floor)	No handrail assembly. - Missing handrail main and upper stairs to 2nd level

SAFETY CHECKS

Truth in Sale of Housing Disclosure Report

Address: 673 SPRING ST NE Minneapolis, MN

Minneapolis
City of Lakes

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.

ID	Description	Area	Comment
12	Electrical service installation	Electric(Basement)	Evidence of altered/tampered system and/or overfusing. Safety check by licensed electrical contractor required.
101	Other	Miscellaneous	Major fire damage, plans and permits required. Contact City at 612-673-5840 for more details.

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.

ID	Description	Area	Comment
11	Basement Electrical Outlets/Fixtures	Basement	Exposed wires. Missing junction box. Installation of a junction box requires a state electric permit. - Near panel
28	Gas Piping	Laundry(Basement)	No gas shut off at dryer. Plumbing permit required
35	Electrical Outlets/Fixtures	Kitchen(Main)	Exposed, spliced wires not in junction box. State electric permit required.
38	Gas Piping	Kitchen(Main)	No gas shut off at stove. Plumbing permit required for repair.
51	Electrical Outlets & Fixtures	Bathroom(2nd floor)	Exposed wires must be in junction box. State electric permit required to install junction box.
52	Plumbing Fixtures	Bathroom(2nd floor)	Missing plumbing fixtures. Plumbing permit required
58	Electrical Outlets/Fixtures	Hallways/Stairwells(2nd floor)	Missing fixture. Installation of a new fixture requires a state electrical permit.

Reinspection Process

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

For items that need a permit:

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

For items that do not need a permit:

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

Appeal

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

Assistance

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

Energy Disclosure Report

Minneapolis
City of Lakes

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:
673 SPRING ST NE
Minneapolis, MN 55413

Year built: 1900

House sq. ft.: 1,373

Number of stories: 1.75

Visit Date: 10/6/2026

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	**+14** 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

cee
Center for Energy and Environment

The Energy Disclosure Report and Energy Advisor Service are made possible through a collaboration between the City of Minneapolis and Center for Energy and Environment.

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

What efficiency improvements are incomplete in your home?



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

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 10/06/2026, 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 |
energydisclosure@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

20261006-0059726-202610061154

* 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?

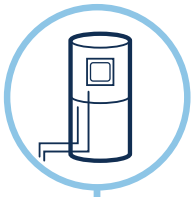


Heat pump for home cooling and heating: For major climate benefits

Like a central 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 currently has no central cooling equipment. Consider installing a heat pump for energy efficient cooling and low-carbon heating.

Resources*: Up to $6000 rebate; Financing

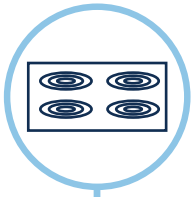


Heat pump water heater: For moderate climate & minor health benefits

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; 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 no oven range. You may need to upgrade to 240 volts to install an electric oven 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 no clothes dryer. 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 10/06/2026, when your report was generated.