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

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EVALUATION CODES:

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

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

Basement

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).

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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

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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

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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.

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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

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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

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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

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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

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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

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Truth in Housing Repair Notification

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

Issued To: 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

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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?

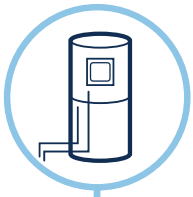


Heat pump for home cooling and heating: For major climate benefits

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

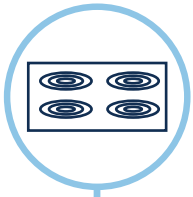


Heat pump water heater: For moderate climate & minor health benefits

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.