



CITY OF MINNEAPOLIS R/R ITEMS

248.80. Correction of required repair/replace items. (a) The following items, when discovered by the evaluator by a visual inspection, shall be identified as required repair/replacement items in the disclosure report.

1. Heating systems that are unsafe, requiring certification by a licensed contractor due to burned out or rusted heat exchangers; burned out, rusted, or plugged flues; improper vents.
2. Water heaters that are unsafe, requiring certification by a licensed contractor due to burned out or rusted heat exchangers; burned out, rusted or plugged flues; improper vents; or improper or missing temperature and pressure relief valves or discharge pipe.
3. Electrical systems that are unsafe, requiring certification by a licensed contractor due to dangerous overloading; damaged or deteriorated equipment; improperly tapped or spliced wiring; exposed uninsulated wires; temporary distribution systems; or ungrounded systems.
4. Plumbing systems that are unsafe due to open waste or vent systems, or cross connections of the municipal water supply.
5. Smoke detectors that are improperly located, missing, or inoperable.
6. Lack of required utilities.
7. Gas piping systems that are unsafe due to unapproved, improper, or uncapped lines.

(b) When correcting or certifying the required repair/replace items, the owner or licensed contractor shall obtain all necessary permits from the city and comply with all city ordinances. (98-Or-057, ss1,6-26-98; 98-Or-085, ss 2, 8-28-98; 2002-Or-034, ss 4,5-3-02)

248.22S. Acknowledgement of responsibility. (a) The buyer, buyer's agent, and closer shall be jointly responsible for filing a completed acknowledgement of responsibility form with the inspections division within ten (10) days after closing. (b) The acknowledgement of responsibility form shall be available from the inspections division. The form shall require information deemed appropriate by the director of inspections, including:

1. A statement that the buyer is required to complete all repair/replace items on the disclosure report within ninety (90) days after closing.
2. The date(s) of sale and closing.
3. The address of the property.
4. The name(s), residential address(es) and signature(s) of all buyers.
5. The name(s) and address(s) of any representative of a buyer, including real estate agents.
6. The name(s) and address(s) of all seller(s).
7. The name(a) and address(s) of any representative of a seller, including real estate agents.
8. The name(s) and address(s) of the closer(s).
9. The form shall be accompanied by a copy of the disclosure report.

(c) An acknowledgement of responsibility form need not be filed if a certificate of approval has been issued to the seller pursuant to section 248.110 prior to closing.

(d) Failure to comply with this section shall constitute a violation by the buyer, buyer's agent and the closer. (2002-Or-034,as 13,5-3-02)

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