



SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form. © 2009 Minnesota Association of REALTORS®, Edina, MN

- 1. Date March 20, 2010
2. Page 1 of 9 pages

3. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

- 4. NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect
7. an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event
9. before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed
10. by MN Statutes. See Seller's Disclosure Alternatives form for further information regarding disclosure alternatives. This
11. disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the
12. transaction.
13. INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it inspected
14. by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers NO to any of the questions
15. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
16. that it exists on the property.
17. INSTRUCTIONS TO SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
18. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
19. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
20. (6) If any items do not apply, write "NA" (not applicable).
21. Property located at 4009 145th Avenue NW
22. City of Andover, County of Anoka, State of Minnesota.
23. A. GENERAL INFORMATION:
24. (1) When did you Acquire Build the home? 1998
25. (2) Type of title evidence: Abstract Registered (Torrens)
26. Location of Abstract: PERSONAL POSSESSION
27. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No
28. (3) Have you occupied this home continuously for the past 12 months? Yes No
29. If "No," explain:
30. (4) Is the home suitable for year-round use? Yes No
31. (5) To your knowledge, is the property located in a designated flood plain? Yes No
32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
33. (7) Is the property located on a public or a private road? Public Private
34. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size
35. requirements? Yes No Unknown
36. If "No," or "Unknown," Buyer should consult the local zoning authority.
37. Are you aware of any
38. (9) encroachments? Yes No
39. (10) association, covenants, historical registry, reservations or restrictions that affect or
40. may affect the use or future resale of the property? Yes No
41. (11) easements, other than utility or drainage easements? Yes No
42. (12) Comments:

43. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

45. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

46. Property located at 4009 145th Avenue NW, Andover, MN 55304

47. **B. GENERAL CONDITION:** To your knowledge, have any of the following conditions previously existed or do they
48. currently exist?

49. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)? Yes No

50. If "Yes," give details of what happened and when:
51. Hail damage Sept 2005. Got new Roof and Siding
52. _____
53. _____

54. (2) (a) Has/Have the structure(s) been altered?
55. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No

56. If "Yes," please specify what was done, when and by whom (owner or contractor):
57. _____
58. _____
59. _____

60. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,
61. retaining wall, general finishing.) Yes No

62. If "Yes," please explain:
63. Fence added, garden added, sprinkling system
64. added
65. _____

66. (c) Were appropriate permits pulled for any work performed on the property? Yes No

67. (3) Has there been any damage to flooring or floor covering? Yes No

68. If "Yes," give details of what happened and when: _____
69. _____
70. _____
71. _____

72. (4) Are you aware of any insect/animal/pest infestation? Yes No

73. (5) Do you have or have you previously had any pets? Yes No

74. If "Yes," indicate type _____ and number _____

75. (6) Comments: _____
76. _____
77. _____
78. _____

ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

81. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

82. Property located at 4009 145th Avenue NW, Andover, MN 55304

83. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they, currently exist?

84. (ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUTBUILDINGS.)

85. (1) **THE BASEMENT, CRAWLSPACE, SLAB:**

- | | | | | | |
|-----------------------------|------------------------------|--|----------------------|------------------------------|--|
| 87. (a) cracked floor/walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (e) leakage/seepage | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 88. (b) drain tile problem | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (f) sewer backup | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 89. (c) flooding | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (g) wet floors/walls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 90. (d) foundation problem | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (h) other | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

91. Give details to any questions answered "Yes":

92. (a) hairline cracks in crawlspace floor - they have not
93. changed in 975 sq ft are purchased now

101. (2) **THE ROOF:** To your knowledge,

102. (a) what is the age of the roofing material? 3 years

- | | | |
|--|---|--|
| 103. (b) has there been any interior or exterior damage? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 104. (c) has there been interior damage from ice buildup? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 105. (d) has there been any leakage? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 106. (e) have there been any repairs or replacements made to the roof? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

107. Give details to any questions answered "Yes":

108. Roof Replaced in Fall 2006 due to hail damage

117. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

119. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

120. Property located at 4009 145th Avenue NW, Andover, MN 55304

121. **D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:**

122. **NOTE:** This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale **ONLY IF** specifically referenced in the *Purchase Agreement*.

125. **Cross out only those items not physically located on the property.**

In Working Order		In Working Order		In Working Order	
Yes	No	Yes	No	Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
128. Air-conditioning.....		Garbage disposal.....		Trash Compactor.....	
129. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window		Heating system (central) <input checked="" type="checkbox"/>	<input type="checkbox"/>	TV antenna system.....	<input type="checkbox"/>
130. Air-exchange system.....	<input type="checkbox"/>	Heating system (supplemental) <input type="checkbox"/>	<input type="checkbox"/>	TV cable system.....	<input checked="" type="checkbox"/>
131. Carbon Monoxide Detector... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Incinerator.....	<input type="checkbox"/>	TV satellite dish.....	<input type="checkbox"/>
132. Ceiling fan..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom.....	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	
133. Dishwasher..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system... <input checked="" type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver.....	<input type="checkbox"/>
134. Doorbell <input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave.....	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	
135. Drain tile system <input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer..... <input checked="" type="checkbox"/>	<input type="checkbox"/>
136. Dryer <input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment.....	<input type="checkbox"/>	Water heater..... <input checked="" type="checkbox"/>	<input type="checkbox"/>
137. Electrical system..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system... <input checked="" type="checkbox"/>	<input type="checkbox"/>
138. Exhaust system..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Range hood..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned	
139. Fire sprinkler system.....	<input type="checkbox"/>	Refrigerator.....	<input checked="" type="checkbox"/>	Windows..... <input checked="" type="checkbox"/>	<input type="checkbox"/>
140. Fireplace <input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system.....	<input type="checkbox"/>	Window treatments..... <input checked="" type="checkbox"/>	<input type="checkbox"/>
141. Fireplace mechanisms..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		Wood-burning stove.....	<input type="checkbox"/>
142. Furnace humidifier..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery) <input type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>
143. Freezer.....	<input type="checkbox"/>	Smoke detectors (hardwired) <input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>
144. Garage door opener (GDO)... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors.....	<input type="checkbox"/>	Other _____	<input type="checkbox"/>
145. Garage auto reverse..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump.....	<input type="checkbox"/>	Other _____	<input type="checkbox"/>
146. GDO remote..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms..... <input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>

147. Comments * Refrigerator will dispense ice, but will not make ice

148. Also water dispenser is disconnected on refrigerator

149. **E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

150. (A subsurface sewage treatment system disclosure is required by MN Statute 115.55.) (Check appropriate box.)

151. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving

152. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see

153. *Subsurface Sewage Treatment System Disclosure Statement*.)

154. There is a subsurface sewage treatment system on or serving the above-described real property.

155. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

156. There is an abandoned subsurface sewage treatment system on the above-described real property.

157. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

158. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

160. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

161. Property located at 4009 145th Avenue NW, Andover, MN 55304
162. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)
163. (Check appropriate box.)
164. Seller certifies that Seller does not know of any wells on the above-described real property.
165. Seller certifies there are one or more wells located on the above-described real property.
166. (See Well Disclosure Statement.)
167. Are there any wells serving the above-described property that are not located on the property? Yes No
168. To your knowledge, is this property in a Special Well Construction Area? Yes No
169. **G. PROPERTY TAX TREATMENT:**
170. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)
171. (Check appropriate box.)
172. There IS IS NOT an exclusion from market value for home improvements on this property. Any
(Check one.)
173. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
174. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
175. resulting tax consequences.
176. Additional comments: _____
177. _____
178. _____
179. **Preferential Property Tax Treatment**
180. Is the property subject to any preferential property tax status or any other credits affecting the property?
181. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) Yes No
182. If "Yes," would these terminate upon the sale of the property? Yes No
183. Explain: _____
184. _____
185. _____
186. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**
187. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)
188. Seller is not aware of any methamphetamine production that has occurred on the property.
189. Seller is aware that methamphetamine production has occurred on the property.
190. (See Methamphetamine Production Disclosure Statement.)
191. **I. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The property may be in or near an airport safety
192. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
193. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
194. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
195. located.
196. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**
197. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
198. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
199. sale of the home.

200. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

202. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

203. Property located at 4009 145th Avenue NW, Andover, MN 55304

204. **K. CEMETERY ACT:**

205. MN Statute 307.08 prohibits any damage or illegal molestation of human remains, burials or cemeteries. A person who intentionally, willfully and knowingly destroys, mutilates, injures, disturbs or removes human skeletal remains or human burial grounds is guilty of a felony.

208. To your knowledge, are you aware of any human remains, burials or cemeteries located

209. on the property?

Yes No

210. If "Yes," please explain: _____

211. _____
212. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN Statute 307.08, Subd. 7.

215. **L. ENVIRONMENTAL CONCERNS:**

216. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist on the property?

218. Asbestos? Yes No Mold? Yes No

219. Diseased trees? Yes No Radon? Yes No

220. Formaldehyde? Yes No Soil problems? Yes No

221. Hazardous wastes/substances? Yes No Underground storage tanks? Yes No

222. Lead? (e.g., paint, plumbing) Yes No Other? Yes No

223. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental authority ordering the remediation of a public health nuisance on the property?

Yes No

225. If answer above is "Yes," seller certifies that all orders HAVE HAVE NOT been vacated.
------(Check one.)-----

226. Give details to any question answered "Yes": _____

227. _____

228. _____

229. **M. OTHER DEFECTS/MATERIAL FACTS:**

230. Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or enjoyment of the property or any intended use of the property?

Yes No

232. If "Yes," explain below: _____

233. _____

234. _____

235. _____

236. **N. ADDITIONAL COMMENTS:**

237. _____

238. _____

239. _____

240. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

242. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

243. **O. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion
244. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
245. leaving the home.
246. Examples of exterior moisture sources may be
- 247. • improper flashing around windows and doors,
 - 248. • improper grading,
 - 249. • flooding,
 - 250. • roof leaks.
251. Examples of interior moisture sources may be
- 252. • plumbing leaks,
 - 253. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
 - 254. • overflow from tubs, sinks or toilets,
 - 255. • firewood stored indoors,
 - 256. • humidifier use,
 - 257. • inadequate venting of kitchen and bath humidity,
 - 258. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
 - 259. • line-drying laundry indoors,
 - 260. • houseplants—watering them can generate large amounts of moisture.
261. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result
262. in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property.
263. Therefore, it is very important to detect and remediate water intrusion problems.
264. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
265. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health
266. problems, particularly in some immunocompromised individuals and people who have asthma or allergies to
267. mold.
268. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
269. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the
270. property inspected for moisture problems before entering into a purchase agreement or as a condition of your
271. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the
272. property.
273. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota
274. Association of REALTORS® web site at www.mnrealtor.com.
275. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

MN: SPDS-7 (8/09)

211. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.

278. Property located at 4009 145th Avenue NW, Andover, MN 55304

279. **P. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
280. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
281. may be obtained by contacting the local law enforcement offices in the community where the property
282. is located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of
283. Corrections web site at www.corr.state.mn.us.

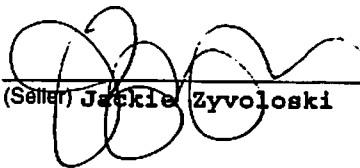
284. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**
285. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

286. **Q. SELLER'S STATEMENT:**

287. *(To be signed at time of listing.)*

288. Seller(s) hereby states the material facts as stated above are true and accurate and authorizes any licensee(s)
289. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or
290. entity in connection with any actual or anticipated sale of the property.

291.  3-30-10
(Seller) Thomas Zyvoloski (Date)

 3-30-10
(Seller) Jackie Zyvoloski (Date)

292. **R. BUYER'S ACKNOWLEDGEMENT:**

293. *(To be signed at time of purchase agreement.)*

294. I/We, the Buyer(s) of the property, acknowledge receipt of this Seller's Property Disclosure Statement and agree
295. that no representations regarding material facts have been made other than those made above.

296. _____
(Buyer) (Date) (Buyer) (Date)

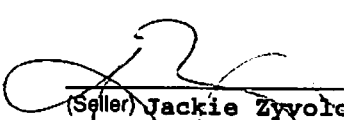
297. **S. SELLER'S ACKNOWLEDGEMENT:**

298. *(To be signed at time of purchase agreement.)*

299. **AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the material facts stated above are the**
300. **same, except for changes as indicated below, which have been signed and dated.**

301. _____
302. _____
303. _____
304. _____
305. _____

306.  3-30-10
(Seller) Thomas Zyvoloski (Date)

 3-30-10
(Seller) Jackie Zyvoloski (Date)

307. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:

308. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
309. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
310. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

311. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
312. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any
313. other option.

314. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

MN: SPDS-8 (8/09)

316. **THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.**

317. **Exceptions**

318. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

319. (1) real property that is not residential real property;
320. (2) a gratuitous transfer;
321. (3) a transfer pursuant to a court order;
322. (4) a transfer to a government or governmental agency;
323. (5) a transfer by foreclosure or deed in lieu of foreclosure;
324. (6) a transfer to heirs or devisees of a decedent;
325. (7) a transfer from a cotenant to one or more other cotenants;
326. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
327. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
328. (10) a transfer of newly constructed residential property that has not been inhabited;
329. (11) an option to purchase a unit in a common interest community, until exercised;
330. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
331. (13) a transfer to a tenant who is in possession of the residential real property; or
332. (14) a transfer of special declarant rights under section 515B.3-104.

335. **Waiver**

336. The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the prospective Buyer
337. agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not waive, limit or abridge
338. any obligation for seller disclosure created by any other law.

339. **No Duty to Disclose**

340. A. There is no duty to disclose the fact that the property

341. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
342. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
343. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
344. (3) is located in a neighborhood containing any adult family home, community-based residential facility or nursing
345. home.

346. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to register
347. under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner,
348. provides a written notice that information about the predatory offender registry and persons registered with the
349. registry may be obtained by contacting the local law enforcement agency where the property is located or the
350. Department of Corrections.

351. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B
352. for property that is not residential property.

353. **D. Inspections.**

354. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real property
355. if a written report that discloses the information has been prepared by a qualified third party and provided to
356. the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state or local
357. governmental agency, or any person whom Seller or prospective buyer reasonably believes has the expertise
358. necessary to meet the industry standards of practice for the type of inspection or investigation that has been
359. conducted by the third party in order to prepare the written report.
360. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
361. included in a written report under paragraph (i) if a copy of the report is provided to Seller.

362. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**



SELLER'S PROPERTY DISCLOSURE STATEMENT

This form approved by the Minnesota Association of REALTORS, which disclaims any liability arising out of use or misuse of this form.

1. Date 4/14/98
2. Page 1 of 2 Pages

- 3. NOTICE: This disclosure is not a warranty or a guaranty of any kind by the Seller(s) or Agent(s) representing any party(s) in the transaction.
4. The information disclosed is given to the best of the Seller's knowledge.
5. INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern.
6. INSTRUCTIONS TO THE SELLER: (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your knowledge. (4) Attach additional pages with your signature if additional space is required. (5) Answer all questions. (6) If any items do not apply, write "NA" (not applicable).

11. Property located at 4009 145th Avenue Northwest
12. City of Andover County of Anoka State of MN

13. A. GENERAL INFORMATION:

- 14. (1) When did you purchase or build the home? June '94
15. (2) Type of Title Evidence: Abstract [X] Registered (Torrens) [] Unknown []
16. Location of Abstract or Owner's Duplicate Certificate of Title: Seller's files
17. Is there an existing Owner's Title Insurance policy? Yes [] No [] Unknown []
18. (3) Have you occupied this home continuously for the past 12 months? Yes [] No [X]
19. If no, explain:
20. (4) Is the home suitable for year round use? Yes [X] No []
21. (5) Is the property located in a designated flood plain? Yes [] No [X] Unknown []
22. (6) Are you in possession of prior seller's disclosure statement(s)? (If yes, please attach) Yes [] No [X]
23. Are there:
24. (7) Encroachments? Yes [] No [X] Unknown []
25. (8) Covenants, Restrictions or Reservations (non-governmental) affecting the use of the property? Yes [X] No [] Unknown []
26. (9) Easements, other than utility or drainage easements? Yes [] No [X] Unknown []
27. (10) Comments:

29. B. GENERAL CONDITION: To your knowledge have any of the following conditions previously existed or do they currently exist?

- 30. (1) Has there been any damage by wind, fire, flood or other disaster(s)? Yes [] No [X]
31. If yes, give details of what happened and when:
32.
33.
34. (2) Has the structure(s) been altered? (i.e. additions, altered roof lines, changes to load bearing walls.) Yes [] No [X]
35. If yes, please specify what was done, when and by whom (owner or contractor):
36.
37.
38. (3) Soil Problems? Yes [] No [X]
39. (4) Diseased Trees? Yes [] No [X]
40. (5) Animal Infestation? Yes [] No [X]
41. (6) Insect/Pest Infestation? Yes [] No [X]
42. (7) Do you have or have you previously had any pets? Yes [X] No [] If yes, indicate type cats and number 2
43. (8) Comments:
44.

45. C. STRUCTURAL SYSTEMS: To your knowledge have any of the following conditions previously existed or do they currently exist?

- 46. (Answers apply to all structures, such as garage and out-buildings.)
47. (1) THE BASEMENT, CRAWLSPACE, SLAB
48. (a) Foundation problem Yes [] No [X]
49. (b) Flooding Yes [] No [X]
50. (c) Wet floors/walls Yes [] No [X]
51. (d) Leakage/seepage Yes [] No [X]
52. (e) Drain tile problem Yes [] No [X]
53. (f) Cracked floors/walls Yes [X] No []
54. (g) Sewer backup Yes [] No [X]
55. (h) Other Yes [] No [X]
56. Give details to any question answered "yes": (f) hairline cracks in crawlspace floor - they have not changed in time since we purchased the house.
57. (2) THE ROOF
58. (a) What is the age of the roofing material? 6 years
59. (b) Has there been interior damage from ice build-up? Yes [] No [X]
60. (c) Has there been any leakage? Yes [] No [X]
61. (d) Have there been any repairs or replacements made to the roof? Yes [] No [X]
62. Give details to any question answered "yes":

63. D. PRIVATE SEWER SYSTEM DISCLOSURE: (A Private Sewer System Disclosure is required by Minn. Statutes)

- 64. Check appropriate box
65. [X] This seller does not know of a private sewer system on or serving the above described real property.
66. [] This is a private sewer system on or serving the above described real property. See Private Sewer System Disclosure.

67. E. PRIVATE WELL DISCLOSURE: (A Well Disclosure Statement and Certificate are required by Minn. Statutes) Check appropriate box.

- 68. [X] The seller certifies that the seller does not know of any wells on the above described real property.
69. [] The seller certifies there are one or more wells located on the above described real property. See Well Disclosure Statement.
70. Are there any wells serving the above described property that are not located on the property? Yes [] No [X] Unknown []
71. Date well water last tested for contaminants: Test results attached Yes [] No [X]
72. Comments:
73. Is this property in a Special Well Construction Area? Yes [] No [X] Unknown []
74. Contaminated Well: Is there a well on or serving the property containing contaminated water? Yes [] No [X] Unknown []

75. MN SPS-1 (REV) ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

77. Property located at 4009 145th Avenue NW

78. F. VALUATION EXCLUSION DISCLOSURE (Required by Minn. Statute 273.11, Subd. 12) Check appropriate box

79. There is AS NOT an exclusion from market value for home improvements on this property. Any valuation exclusion will terminate upon sale of the property, and the property's estimated market value for property tax purposes will increase. If a valuation exclusion exists, buyers are encouraged to look into the resulting tax consequences.
80. _____
81. _____
82. Additional comments _____

83. G. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:

84. NOTE: This section refers only to the working condition of the following items. Personal property is included in the sale ONLY IF specifically referenced in the Purchase Agreement. Cross out only those items not physically located on the property.

	In Working Order			In Working Order			In Working Order	
	YES	NO		YES	NO		YES	NO
87.								
88. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Antenna and Cables	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and Equipment	<input type="checkbox"/>	<input type="checkbox"/>
89. Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fans (4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range Hood(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
90. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security System	<input type="checkbox"/>	<input type="checkbox"/>
91. Garage Door Opener Control(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central Heating System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detector (Battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
92. Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Door Bells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detector (Hardwire)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93. Range/Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drain Tile System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar Collector	<input type="checkbox"/>	<input type="checkbox"/>
94. Refrigerator(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Heater(s)	<input type="checkbox"/>	<input type="checkbox"/>
95. Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exhaust Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet Mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>
96. Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wall Air Conditioners	<input type="checkbox"/>	<input type="checkbox"/>
97. Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fireplace(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
98. Window Air Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Treatment System(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
99. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Radon <input type="checkbox"/> Owned <input checked="" type="checkbox"/>		
100. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener(s) (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	GDO Auto Reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Woodburning Stove	<input type="checkbox"/>	<input type="checkbox"/>
103. Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Insulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
104. _____			Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
105. _____			Leak Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
106. _____			Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	<input type="checkbox"/>
107. Comments: _____								
108. _____								
109. _____								

110. H. ENVIRONMENTAL CONCERNS: To your knowledge are any of the following present on the property?

111. Asbestos? Yes No Unknown Lead? (paint, plumbing, etc.) Yes No Unknown
112. Formaldehyde? Yes No Unknown Radon? Yes No Unknown
113. Hazardous Substances? Yes No Unknown Underground Storage Tanks? Yes No Unknown
114. Hazardous Wastes? Yes No Unknown Other? Yes No Unknown
115. Give details to any question answered "yes": _____
116. _____
117. _____
118. _____

119. I. OTHER KNOWN DEFECTS:

120. Are there any other known defects in or on the property? If yes, explain below: Yes No Unknown

121. _____

122. _____

123. J. ADDITIONAL COMMENTS:

124. _____

125. _____

126. _____

127. _____

LISTING BROKER AND AGENTS MAKE NO REPRESENTATIONS AND ARE NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.

130. K. SELLER'S STATEMENT: (To be signed at time of listing)

131. The Seller(s) hereby states the condition of the property to be as stated above and authorizes any Agent(s) representing any party(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

134. Susan Bergan 4/14/98 Paula J. Kay 4/14/98

135. L. BUYER'S ACKNOWLEDGEMENT: (To be signed at time of purchase agreement)

136. I/We, the Buyer(s) of the property acknowledge receipt of the Seller's Property Disclosure Statement and agree that no representations regarding the condition of the property have been made other than those made above.

138. _____

139. M. SELLER'S ACKNOWLEDGEMENT: (To be signed at time of purchase agreement)

140. AS OF THE DATE BELOW, I/We, the Seller(s) of the property, state that the condition of the property is the same, except changes indicated above which have been initiated and dated.

142. _____