



SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date 1/9/2010
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 disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
6. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed by MN Statutes. See Seller's Disclosure Alternatives form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the transaction.

13. 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. NOTE: If Seller answers NO to any of the questions listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware that it exists on the property.

17. INSTRUCTIONS TO 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).

21. Property located at 6251 PAGEL DR SE, City of ROCHESTER, County of OLMSTED, State of Minnesota.

23. A. GENERAL INFORMATION:

24. (1) When did you [ ] Acquire [X] Build the home? November, 2001

25. (2) Type of title evidence: [X] Abstract [ ] Registered (Torrens)

26. Location of Abstract: OWNER

27. To your knowledge, is there an existing Owner's Title Insurance Policy? [ ] Yes [X] No

28. (3) Have you occupied this home continuously for the past 12 months? [X] Yes [ ] No

29. If "No," explain:

30. (4) Is the home suitable for year-round use? [X] Yes [ ] No

31. (5) To your knowledge, is the property located in a designated flood plain? [ ] Yes [X] No

32. (6) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) [ ] Yes [X] No

33. (7) Is the property located on a public or a private road? [X] Public [ ] Private

34. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? N/A [ ] 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 [X] No

39. (10) association, covenants, historical registry, reservations or restrictions that affect or may affect the use or future resale of the property? [X] Yes [ ] No

40. (11) easements, other than utility or drainage easements? [ ] Yes [X] No

42. (12) Comments:

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





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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 [X] No

50. If "Yes," give details of what happened and when: \_\_\_\_\_

51. \_\_\_\_\_

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 [X] 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 [X] No

62. If "Yes," please explain: \_\_\_\_\_

63. \_\_\_\_\_

64. \_\_\_\_\_

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 [X] 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 [X] No

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

74. If "Yes," indicate type Dogs and number 2

75. (6) Comments: \_\_\_\_\_

76. \_\_\_\_\_

77. \_\_\_\_\_

78. \_\_\_\_\_

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

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

86. (1) THE BASEMENT, CRAWLSPACE, SLAB:

- 87. (a) cracked floor/walls [ ] Yes [X] No (e) leakage/seepage [ ] Yes [X] No
88. (b) drain tile problem [ ] Yes [X] No (f) sewer backup [ ] Yes [X] No
89. (c) flooding [ ] Yes [X] No (g) wet floors/walls [X] Yes [ ] No
90. (d) foundation problem [ ] Yes [X] No (h) other [ ] Yes [X] No

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

92. After a very heavy rain, the south wall
93. of basement was damp. Problem was fixed
94. by changing roof flashing into gutter and
95. extending downspout away from foundation
96.
97.
98.
99.
100.

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

- 102. (a) what is the age of the roofing material? 8 years
103. (b) has there been any interior or exterior damage? [X] Yes [ ] No
104. (c) has there been interior damage from ice buildup? [ ] Yes [X] No
105. (d) has there been any leakage? [X] Yes [ ] No
106. (e) have there been any repairs or replacements made to the roof? [ ] Yes [X] No

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

108. Builder returned to re-flash valley where
109. siding meets the roof. This fixed
110. the minor leakage. The leak only occurred
111. during extremely heavy rain from west.
112. It has not leaked since 2007
113.
114.
115.
116.

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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
123. items unless otherwise noted in comments below. Personal property is included in the sale ONLY IF
124. specifically referenced in the Purchase Agreement.

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

126. In Working Order Yes No
127. In Working Order Yes No In Working Order Yes No
128. Air-conditioning [X] [ ] Garbage disposal [X] [ ] Trash Compactor [ ] [ ]
129. [X] Central [ ] Wall [ ] Window Heating system (central) [X] [ ] TV antenna system [ ] [ ]
130. Air exchange system [X] [ ] Heating system (supplemental) [ ] [ ] TV cable system [ ] [ ]
131. Carbon Monoxide Detector [X] [ ] Incinerator [ ] [ ] TV satellite dish [X] [ ]
132. Ceiling fan [X] [ ] Intercom [ ] [ ] [X] Rented [ ] Owned
133. Dishwasher [X] [ ] Lawn sprinkler system [ ] [ ] TV satellite receiver [X] [ ]
134. Doorbell [X] [ ] Microwave [X] [ ] [X] Rented [ ] Owned
135. Drain tile system [X] [ ] Plumbing [X] [ ] Washer [X] [ ]
136. Dryer [X] [ ] Pool and equipment [ ] [ ] Water heater [X] [ ]
137. Electrical system [X] [ ] Range/oven [X] [ ] Water treatment system [X] [ ]
138. Exhaust system [X] [ ] Range hood [ ] [ ] [ ] Rented [X] Owned
139. Fire sprinkler system [ ] [ ] Refrigerator [X] [ ] Windows [X] [ ]
140. Fireplace [X] [ ] Security system [ ] [ ] Window treatments [X] [ ]
141. Fireplace mechanisms [X] [ ] [ ] Rented [ ] Owned Wood-burning stove [X] [ ]
142. Furnace humidifier [X] [ ] Smoke detectors (battery) [X] [ ] Other [ ] [ ]
143. Freezer [X] [ ] Smoke detectors (hardwired) [X] [ ] Other [ ] [ ]
144. Garage door opener (GDO) [X] [ ] Solar collectors [ ] [ ] Other [ ] [ ]
145. Garage auto reverse [X] [ ] Sump pump [X] [ ] Other [ ] [ ]
146. GDO remote [X] [ ] Toilet mechanisms [X] [ ] Other [ ] [ ]
147. Comments:
148.

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 [X] 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. [X] 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.)

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162. F. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103I.235.)
163. (Check appropriate box.)

164. [X] 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? [X] Yes [ ] No

168. To your knowledge, is this property in a Special Well Construction Area? [ ] Yes [X] 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 [X] IS NOT an exclusion from market value for home improvements on this property. Any
(Choose 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 [X] 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. [X] 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.

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

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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 [X] 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 [X] No Mold? [ ] Yes [X] No
219. Diseased trees? [ ] Yes [X] No Radon? [ ] Yes [X] No
220. Formaldehyde? [ ] Yes [X] No Soil problems? [ ] Yes [X] No
221. Hazardous wastes/substances? [ ] Yes [X] No Underground storage tanks? [ ] Yes [X] No
222. Lead? (e.g., paint, plumbing) [ ] Yes [X] No Other? [ ] Yes [X] 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 [X] 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: replaced flashing, Tyvek, sheathing and siding around roof and window on south side in living room. (2009)

236. N. ADDITIONAL COMMENTS:

237. See home inspection report

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



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242. <b>THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.</b>
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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](http://www.mnrealtor.com).

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