



SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date
2. Page 1 of 13 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. 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. 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. 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 182 2nd Street, City of Excelsior, County of Hennepin, State of Minnesota.

23. A. GENERAL INFORMATION:

24. (1) When did you [X] Acquire [ ] Build the home? (Check one.)

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

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? [X] Yes [ ] No 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. Are you aware of any (8) encroachments? [ ] Yes [X] No

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

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

39. (11) Comments:



BURNET

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

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

48. If "Yes," give details of what happened and when:

49. \_\_\_\_\_

50. \_\_\_\_\_

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

52. (2) (a) Has/Have the structure(s) been altered?

53. (e.g., additions, altered roof lines, changes to load-bearing walls) [X] Yes [ ] No

54. If "Yes," please specify what was done, when and by whom (owner or contractor):

55. Extensive Remodel - Took back off house, took off roof,

56. Added second story, added 3 stories in rear of

57. home, dug down basement by 1 foot. Owner

58. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,

59. retaining wall, general finishing.) [X] Yes [ ] No

60. If "Yes," please explain: Per the remodel above.

61. \_\_\_\_\_

62. \_\_\_\_\_

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

64. (c) Were appropriate permits pulled for any work performed on the property? [X] Yes [ ] No

65. (3) Has there been any damage to flooring or floor covering? [ ] Yes [X] No

66. If "Yes," give details of what happened and when:

67. \_\_\_\_\_

68. \_\_\_\_\_

69. \_\_\_\_\_

70. (4) Are you aware of any insect/animal/pest infestation? [ ] Yes [X] No

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

72. If "Yes," indicate type Dog and number 1

73. (6) Comments:

74. \_\_\_\_\_

75. \_\_\_\_\_

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

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





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

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

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

- 84. (a) cracked floor/walls, (b) drain tile problem, (c) flooding, (d) foundation problem, (e) leakage/seepage, (f) sewer backup, (g) wet floors/walls, (h) other

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

- 86. (2) THE ROOF: To your knowledge, (a) what is the age of the roofing material? 5 years, (b) has there been any interior or exterior damage?, (c) has there been interior damage from ice buildup?, (d) has there been any leakage?, (e) have there been any repairs or replacements made to the roof?

87. Give details to any questions answered "Yes": Roof completely replaced during the remodel.

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

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

123. **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
126.	Air-conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input type="checkbox"/>	<input type="checkbox"/>		
127.	<input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (supplemental)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> TV cable system	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
128.	Air exchange system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
129.	Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
130.	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
131.	Doorbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned				
132.	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"/>		
133.	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>Pool and equipment</del>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
134.	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"/>		
135.	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				
136.	Fire sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
137.	Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	Window treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
138.	Fireplace mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Wood-burning stove	<input type="checkbox"/>	<input type="checkbox"/>		
139.	Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
140.	Freezer	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>	<input type="checkbox"/>		
141.	Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
142.	Garage auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
143.	GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		
144.	Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>		

145. Comments: \_\_\_\_\_  
146. \_\_\_\_\_  
147. \_\_\_\_\_

**148. E. PRIVATE SEWER SYSTEM DISCLOSURE:**

149. (A private sewer system disclosure is required by MN Statute 115.55.)  
150. (Check appropriate box.)

- 151.  Seller does not know of a private sewer system on or serving the above-described real property.
- 152.  There is a private sewer system on or serving the above-described real property.
- 153. (See Private Sewer System Disclosure Statement.)
- 154.  There is an abandoned private sewer system on the above-described real property.
- 155. (See Private Sewer System Disclosure Statement.)

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



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160. F. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103I.235.)

161. (Check appropriate box.)

162. [X] Seller certifies that Seller does not know of any wells on the above-described real property.

163. [ ] Seller certifies there are one or more wells located on the above-described real property.

164. (See Well Disclosure Statement.)

165. Are there any wells serving the above-described property that are not located on the property? [ ] Yes [X] No

166. To your knowledge, is this property in a Special Well Construction Area? [ ] Yes [X] No

167. G. PROPERTY TAX TREATMENT:

168. Valuation Exclusion Disclosure (Required by MN Statute 273.11, Subd. 16.)

169. (Check appropriate box.)

170. There [ ] IS [X] IS NOT an exclusion from market value for home improvements on this property. Any (Check one.)

171. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
172. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
173. resulting tax consequences.

174. Additional comments:

175. Preferential Property Tax Treatment

176. Is the property subject to any preferential property tax status or any other credits affecting the property which
177. would terminate upon the sale of the property? [ ] Yes [X] No

178. (e.g., Disability, Green Acres, CRP, RIM)

179. If "Yes," please explain:

180.

181. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

182. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

183. [X] Seller is not aware of any methamphetamine production that has occurred on the property.

184. [ ] Seller is aware that methamphetamine production has occurred on the property.

185. (See Methamphetamine Production Disclosure Statement.)

186. I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety
187. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations
188. are filed with the county recorder in each county where the zoned area is located. If you would like to determine
189. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is
190. located.

191. J. CEMETERY ACT:

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

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

196. on the property? [ ] Yes [X] No

197. If "Yes," please explain:

198.

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

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206. K. ENVIRONMENTAL CONCERNS:

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

- 209. Asbestos? [ ] Yes [X] No Mold? [ ] Yes [X] No
210. Diseased trees? [ ] Yes [X] No Radon? [ ] Yes [X] No
211. Formaldehyde? [ ] Yes [X] No Soil problems? [ ] Yes [X] No
212. Hazardous wastes/substances? [ ] Yes [X] No Underground storage tanks? [ ] Yes [X] No
213. Lead? (e.g., paint, plumbing) [ ] Yes [X] No Other? [ ] Yes [X] No

214. 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

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

217. Give details to any question answered "Yes":
218.
219.
220.
221.
222.

223. L. OTHER DEFECTS/MATERIAL FACTS:

224. 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 [X] No

226. If "Yes," explain below:
227.
228.
229.
230.
231.

232. M. ADDITIONAL COMMENTS:

233.
234.
235.
236.
237.
238.

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241.	<b>THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.</b>
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242. **N. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion  
243. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture  
244. leaving the home.

245. Examples of exterior moisture sources may be

- 246.       • improper flashing around windows and doors,
- 247.       • improper grading,
- 248.       • flooding,
- 249.       • roof leaks.

250. Examples of interior moisture sources may be

- 251.       • plumbing leaks,
- 252.       • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 253.       • overflow from tubs, sinks or toilets,
- 254.       • firewood stored indoors,
- 255.       • humidifier use,
- 256.       • inadequate venting of kitchen and bath humidity,
- 257.       • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 258.       • line-drying laundry indoors,
- 259.       • houseplants—watering them can generate large amounts of moisture.

260. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result  
261. in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property.  
262. Therefore, it is very important to detect and remediate water intrusion problems.

263. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to  
264. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health  
265. problems, particularly in some immunocompromised individuals and people who have asthma or allergies to  
266. mold.

267. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you  
268. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having the  
269. property inspected for moisture problems before entering into a purchase agreement or as a condition of your  
270. purchase agreement. Such an analysis is particularly advisable if you observe staining or musty odors on the  
271. property.

272. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota  
273. Association of REALTORS® web site at [www.mnrealtor.com](http://www.mnrealtor.com).

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



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

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

285. P. SELLER'S STATEMENT:

286. (To be signed at time of listing.)

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

290. [Signatures] (Seller) (Date) (Seller) (Date)

291. Q. BUYER'S ACKNOWLEDGEMENT:

292. (To be signed at time of purchase agreement.)

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

295. (Buyer) (Date) (Buyer) (Date)

296. R. SELLER'S ACKNOWLEDGMENT:

297. (To be signed at time of purchase agreement.)

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

300. [Blank line]
301. [Blank line]
302. [Blank line]
303. [Blank line]
304. [Blank line]

305. (Seller) (Date) (Seller) (Date)

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

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

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

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

