



## 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.  
© 2007 Minnesota Association of REALTORS®, Edina, MN

1. Date 1/12/09

2. Page 1 of \_\_\_\_\_ 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. **INSTRUCTION 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 1160 HERITAGE LANE

22. City of Orono, County of HENNEPIN, State of Minnesota.

#### 23. A. GENERAL INFORMATION:

24. (1) When did you ☒ **Acquire** ☐ **Build** the home? OCTOBER 2000  
(Check one.)

25. (2) Type of title evidence: ☐ Abstract ☒ Registered (Torrens)

26. 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? ☒ 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. Are you aware of any

35. (8) encroachments? ☐ Yes ☒ No

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

38. (10) easements, other than utility or drainage easements? ☐ Yes ☒ No

39. (11) Comments: \_\_\_\_\_

40. \_\_\_\_\_

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

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

44. Property located at 1160 HERITAGE LANE

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

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

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

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

60. If "Yes," please explain: See Exhibit A "Improvement List"  
61. Doors, Windows, Mechanicals, Mstr Bath Remodel  
62. \_\_\_\_\_  
63. \_\_\_\_\_

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

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

71. (5) Do you have or have you previously had any pets? ☒ Yes ☐ No

72. If "Yes," indicate type Small non-shed dog and number \_\_\_\_\_

73. (6) Comments: \_\_\_\_\_  
74. \_\_\_\_\_  
75. \_\_\_\_\_  
76. \_\_\_\_\_

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

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

80. Property located at 1160 HERITAGE LANE81. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they  
82. currently exist?

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

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

85. (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
86. (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
87. (c) flooding	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(g) wet floors/walls	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
88. (d) foundation problem	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(h) other	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

90. Prior owner had water leakage - LivingRm Skylight + Den fireplace ceiling area.  
 91. When the roof was replaced prior to our buying the home a new roof was  
 92. installed - IN 8+ yrs we have had lived here we have had NO  
 93. water ceiling problems.

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

100. (a) what is the age of the roofing material? 13 Approx years Cedar Shake

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

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

106. \_\_\_\_\_

107. \_\_\_\_\_

108. \_\_\_\_\_

109. \_\_\_\_\_

110. \_\_\_\_\_

111. \_\_\_\_\_

112. \_\_\_\_\_

113. \_\_\_\_\_

114. \_\_\_\_\_

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

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

118. Property located at 1160 HERITAGE LANE

## 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
125. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		(2) Boilers	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TV antenna system	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
126. Air-conditioning <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Heating system (central)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TV cable system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
127. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window		Heating system (supplemental)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	TV satellite dish	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
128. <del>Air exchange system</del> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<del>Incinerator</del> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Rented <input type="checkbox"/> Owned	
129. Ceiling fan <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Intercom <u>OLD</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		TV satellite receiver	<input type="checkbox"/> Yes <input type="checkbox"/> No
130. Dishwasher <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Lawn sprinkler system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Rented <input type="checkbox"/> Owned	
131. Doorbell <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Microwave	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Washer	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
132. <del>Drain tile system</del> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Plumbing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water heater (2) <u>Boilers</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
133. Dryer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Pool and equipment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water treatment system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
134. Electrical system <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Range/oven <u>Dual Oven</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned	
135. Exhaust system <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Range hood	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Windows	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
136. <del>Fire sprinkler system</del> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Refrigerator	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Window treatments	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
137. Fireplace <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Security system <u>Not hooked up</u> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Wood-burning stove	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
138. Fireplace mechanisms <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Rented <input type="checkbox"/> Owned		Other	<input type="checkbox"/> Yes <input type="checkbox"/> No
139. Furnace humidifier <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Smoke detectors (battery)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other	<input type="checkbox"/> Yes <input type="checkbox"/> No
140. Freezer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Smoke detectors (hardwired)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other	<input type="checkbox"/> Yes <input type="checkbox"/> No
141. Garage door opener (GDO) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<del>Solar collectors</del> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Other	<input type="checkbox"/> Yes <input type="checkbox"/> No
142. Garage auto reverse <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<del>Sump pump</del> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Other	<input type="checkbox"/> Yes <input type="checkbox"/> No
143. GDO remote <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Toilet mechanisms	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other	<input type="checkbox"/> Yes <input type="checkbox"/> No
144. Garbage disposal <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Trash Compactor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Other	<input type="checkbox"/> Yes <input type="checkbox"/> No

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.

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

159. Property located at 1160 HERITAGE LANE

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

161. (Check appropriate box.)

162. ☐ 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

☒ No

166. To your knowledge, is this property in a Special Well Construction Area?

☐ Yes

☒ 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 ☒ 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

☒ 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. ☒ 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

☒ 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.

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

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

205. Property located at 1160 HERITAGE LANE

206. **K. ENVIRONMENTAL CONCERNS:**

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

209. Asbestos?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
210. Diseased trees?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Radon?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
211. Formaldehyde?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Soil problems?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
212. Hazardous wastes/substances?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Underground storage tanks?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
213. Lead? (e.g., paint, plumbing)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Other?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

214. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental  
215. authority ordering the remediation of a public health nuisance on the property? ☐ Yes ☒ 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  
225. enjoyment of the property or any intended use of the property? ☐ Yes ☒ No

226. If "Yes," explain below: \_\_\_\_\_

227. \_\_\_\_\_

228. \_\_\_\_\_

229. \_\_\_\_\_

230. \_\_\_\_\_

231. \_\_\_\_\_

232. **M. ADDITIONAL COMMENTS:**

233. \_\_\_\_\_

234. \_\_\_\_\_

235. \_\_\_\_\_

236. \_\_\_\_\_

237. \_\_\_\_\_

238. \_\_\_\_\_

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

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

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.**

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

277. Property located at 1160 HERITAGE LANE

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

283. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**  
284. **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)  
288. representing or assisting any party(ies) in this transaction to provide a copy of this Disclosure to any person or  
289. entity in connection with any actual or anticipated sale of the property.

290. Sandra O Bullock 1/12/09 Erin L. Bullock 1/12/09  
(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  
294. 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  
299. same, **except for changes as indicated below, which have been signed and dated.**

300. \_\_\_\_\_  
301. \_\_\_\_\_  
302. \_\_\_\_\_  
303. \_\_\_\_\_  
304. \_\_\_\_\_

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  
308. 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  
311. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any  
312. other option.

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



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

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

- 318. (1) real property that is not residential real property;
- 319. (2) a gratuitous transfer;
- 320. (3) a transfer pursuant to a court order;
- 321. (4) a transfer to a government or governmental agency;
- 322. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 323. (6) a transfer to heirs or devisees of a decedent;
- 324. (7) a transfer from a cotenant to one or more other cotenants;
- 325. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
- 326. (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);
- 332. (13) a transfer to a tenant who is in possession of the residential real property; or
- 333. (14) a transfer of special declarant rights under section 515B.3-104.

**334. Waiver**

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

**338. No Duty to Disclose**

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

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

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

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

**352. D. Inspections.**

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

**361. THE FOLLOWING IS NOT PART OF THE MINNESOTA ASSOCIATION OF REALTORS® APPROVED FORM**

362. Air Traffic to and from the Minneapolis - St. Paul International Airport may affect noise levels in the metropolitan area.  
363. The Airport completed construction of a new runway in 2005. Please visit [www.macroise.com](http://www.macroise.com) for more information  
364. about aviation noise levels.

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

# Exhibit A

## ***Major Improvements: (Purchased home October 2000)***

### **2001**

- New **Kitchen Appliances** (Kitchen Aid Dishwasher, Trash Compactor, Built – In Double Ovens), Stainless Steel Refrigerator
- New **Thermadore 5-Burner Cook top**

### **2002**

- New Solid Surface Silestone & Cambria **Kitchen Countertop & 3 Upstairs Bathroom Countertops**

### **2003**

- New **Custom Front Entry Door** (Andersen Corp) & Side Entry Door
- Replace 3sets 6ft **Andersen Frenchwood Sliding Patio Doors** (living room and master bedroom) and Triangular Glass above French Doors in Living room.
- **Slate Tile Surround** – Living room Fireplace
- **Tiled 3-season porch and mudroom.**

### **2005**

- **All New Major Mechanicals** (2-zones) Heating, Air Conditioners, Fresh Air Intake, Aprilaire Humidifiers (Golden Valley Heating & Air)
- **New Watersoftner** (Owned)
- Rebuilt Screen Porch and New Exterior Wood Deck

### **2006-2008**

- **Master bathroom complete remodel** (travertine marble throughout, cherry vanity, whirlpool tub/shower combination.
- **Professional Landscape\*** front and back yard with Boulders, Paver Patio, and Exposed Aggregate upper Patio.
- In ground Hunter **Sprinkler System** Installed entire yard
- New **Concrete Garage Apron** Pad
- New **Fireproof Metal Door's** installed Mudroom and Garage.

\* When we did the major back yard landscape adding boulder walls, concrete and paver patios, we removed an old cracked concrete pad surrounding the pool and lower patio area and replaced with landscape brick pavers. We had the pool mechanicals and in ground water lines pressure tested to make sure nothing was broken in the process. The pool was installed by Baker Pools in 1965 and tested by Baker Pools when the landscape was completed in 2006. The Pool is fully operational but could use some updating with a new coping and interior painting.

**WELL DISCLOSURE STATEMENT**

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.  
© 2007 Minnesota Association of REALTORS®, Edina, MN

1. Date 1/12/09
2. Page 1 of \_\_\_\_\_ pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF.

4. Minnesota Statute 103I.235 requires that, before signing an agreement to sell or transfer real property, Seller must
5. disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement
6. is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property,
7. or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In
8. the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.
9. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose
10. the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known
11. status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection
12. of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real
13. property where the well is located.
14. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the
15. local unit(s) of government, state agency or qualified professional which regulates wells for further information about
16. these issues.

17. Instructions for completion of this form are on the reverse side.

18. PROPERTY DESCRIPTION: Street Address: 1160 Heritage Ln  
Wayzata (City) 55391 (Zip) \_\_\_\_\_ (County)

20. LEGAL DESCRIPTION: PID # 101172313003  
 21. \_\_\_\_\_  
 22. \_\_\_\_\_  
 23. \_\_\_\_\_  
 24. \_\_\_\_\_  
 25. \_\_\_\_\_

26. **WELL DISCLOSURE STATEMENT:**

27. (Check appropriate box.)

28. ☐ Seller certifies that Seller does not know of any wells on the above described real property.  
 29. (If this option is checked, then skip to the last line and sign and date this Statement.)

30. ☐ Seller certifies that the following wells are located on the above described real property.

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SEALED
33. Well 1	_____	_____	_____	<u>Domestic</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34. Well 2	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35. Well 3	_____	_____	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

36. NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 89-100. If a well is not in use,  
 37. it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit  
 38. from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance  
 39. permits are not transferable. If a well is operable and properly maintained, a maintenance permit  
 40. is not required.

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

43. Property located at 1160 Heritage LN
44. **OTHER WELL INFORMATION:**
45. Date well water last tested for contaminants: \_\_\_\_\_ Test results attached? ☐ Yes ☐ No
46. Comments: \_\_\_\_\_
47. Well is maintained by
48. Don Stadola Well Co.
49. \_\_\_\_\_
50. \_\_\_\_\_
51. \_\_\_\_\_
52. \_\_\_\_\_
53. Contaminated Well: Is there a well on the property containing contaminated water? ☐ Yes ☐ No
54. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.
55. When was the well sealed? \_\_\_\_\_
56. Who sealed the well? \_\_\_\_\_
57. Was a Sealed Well Report filed with the Minnesota Department of Health? ☐ Yes ☐ No
58. **MAP:** Complete the attached MAP showing the location of each well on the real property.
59. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part(ies) in
60. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.
61. **CERTIFICATION BY SELLER:** I certify that the information provided above is accurate and complete to the
62. best of my knowledge.
63. Sandra O Bullock 1/12/09 Erwin L Bullock 1/12/09  
(Seller or Designated Representative) (Date) (Seller or Designated Representative) (Date)
64. **BUYER'S ACKNOWLEDGEMENT:**
65. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)
66. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**



## WELL DISCLOSURE STATEMENT

67. Page 3

### 68. INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT

69. **DEFINITION:** A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted or otherwise  
70. constructed if the excavation is intended for the location, diversion, artificial recharge or acquisition of groundwater.

71. **MINNESOTA UNIQUE WELL NUMBER:** All new wells constructed AFTER January 1, 1975, should have been  
72. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this  
73. date, you should have the unique well number in your property records. If you are unable to locate your unique well  
74. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number  
75. is available, please indicate the depth and year of construction for each well.

76. **WELL TYPE:** Use one of the following terms to describe the well type.

77. **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use. Examples  
78. of water wells are: domestic wells, drive-point wells, dug wells, remedial wells and municipal wells.

79. **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically  
80. large-diameter wells connected to a large pressure distribution system.

81. **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is  
82. typically used to access groundwater for the extraction of samples.

83. **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction  
84. or use of underground spaces.

85. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract  
86. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat  
87. loops).

88. **WELL USE STATUS:** Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

89. **IN USE:** A well is "in use" if the well is operated on a daily, regular or seasonal basis. A well in use includes  
90. a well that operates for the purpose of irrigation, fire protection or emergency pumping.

91. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not been  
92. sealed by a licensed well contractor.

93. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material  
94. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has  
95. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry  
96. into the well. A "capped" well is not a "sealed" well.

97. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing  
98. contractor, check the well status as "not in use."

99. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,  
100. at (651) 201-4587 (metropolitan Minneapolis-St. Paul) or 1-800-383-9808 (greater Minnesota).

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



# LOCATION MAP

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.  
© 2006 Minnesota Association of REALTORS®, Edina, MN

1. Page \_\_\_\_\_ of \_\_\_\_\_ pages

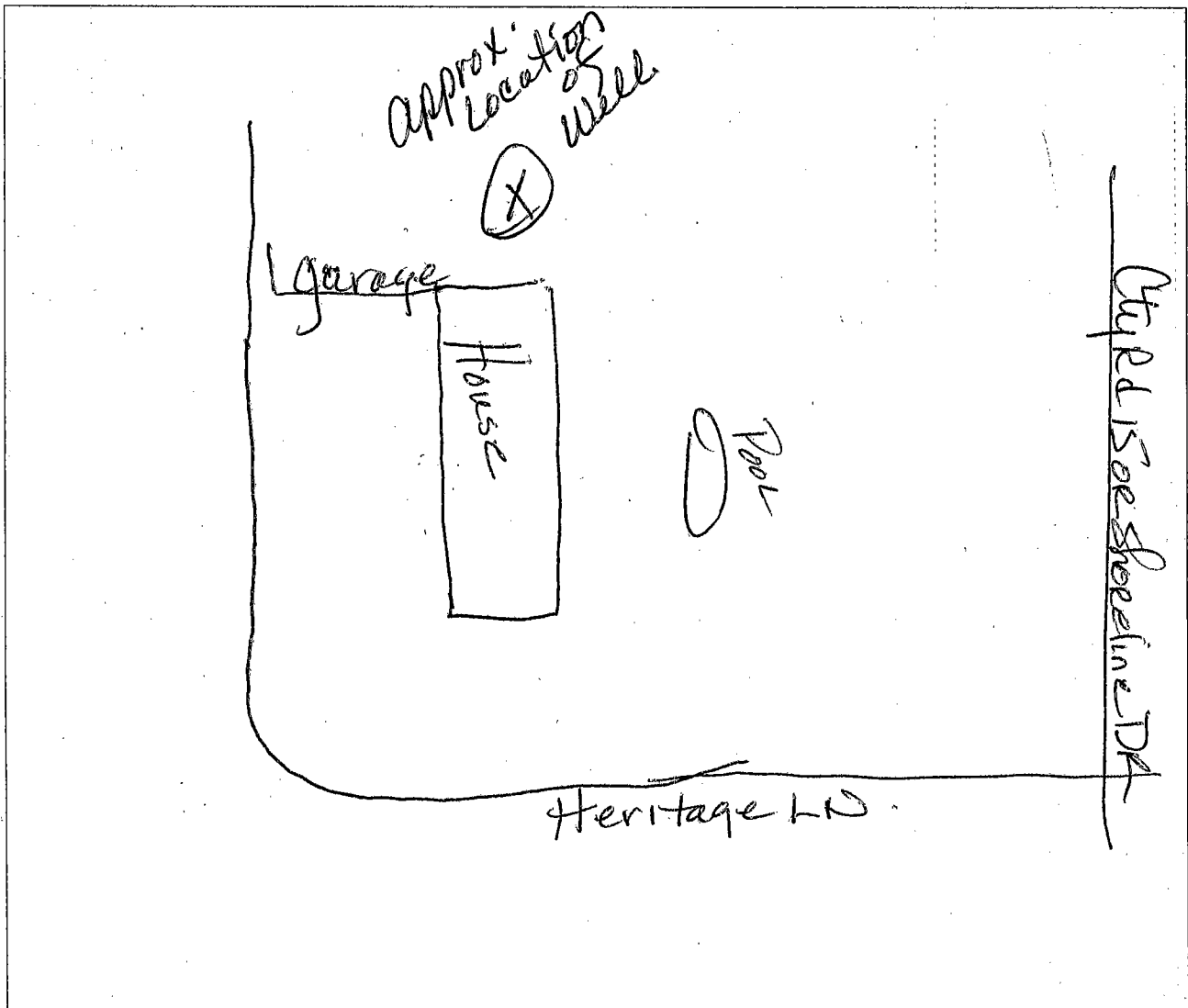
2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of any of the following on the property.

4. ☐ PRIVATE SEWER SYSTEM ☒ WELL ☐ METHAMPHETAMINE PRODUCTION AREA  
(Check all that apply.)

5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

6. Property located at \_\_\_\_\_

7. \_\_\_\_\_



8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial: Sandra Bullock SDP 1/12/09  
(Seller) (Date) (Buyer) (Date)

10. EBB 1/12/09  
(Seller) (Date) (Buyer) (Date)

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

# **ADDENDUM TO PURCHASE AGREEMENT DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS**

This form approved by the Minnesota Association of REALTORS®,  
which disclaims any liability arising out of use or misuse of this form.  
© 2006 Minnesota Association of REALTORS®, Edina, MN

1. Date 4/12/09

2. Page \_\_\_\_\_

3. Addendum to Purchase Agreement between parties, dated \_\_\_\_\_, 20\_\_\_\_,

4. pertaining to the purchase and sale of the property at 1160 HERITAGE LANE

5. \_\_\_\_\_

## **Section I: Lead Warning Statement**

6. Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified  
7. that such property may present exposure to lead from lead-based paint that may place young children at risk of  
8. developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including  
9. learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also  
10. poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide  
11. the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's  
12. possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible  
13. lead-based paint hazards is recommended prior to purchase.  
14.

## **15. Seller's Disclosure (initial)**

16. ELB SAB (a) Presence of lead-based paint and/or lead-based paint hazards.  
17. (Check one below.)

18. ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing  
19. (explain):  
20. \_\_\_\_\_

21. ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

22. ELB SAB (b) Records and reports available to the seller.  
23. (Check one below.)

24. ☐ Seller has provided Buyer with all available records and reports pertaining to lead-based paint  
25. and/or lead-based paint hazards in the housing (list documents below):  
26. \_\_\_\_\_

27. ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards  
28. in the housing.

## **29. Buyer's Acknowledgment (initial)**

30. \_\_\_\_\_ (c) Buyer has received copies of all information listed under (b) above.

31. \_\_\_\_\_ (d) Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.

32. \_\_\_\_\_ (e) Buyer has (check one below):

33. ☐ Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment  
34. or inspection for the presence of lead-based paint and/or lead-based paint hazards (if checked,  
35. see Section II on page 2); or

36. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-  
37. based paint and/or lead-based paint hazards.



ADDENDUM TO PURCHASE AGREEMENT  
DISCLOSURE OF INFORMATION ON  
LEAD-BASED PAINT AND LEAD-BASED  
PAINT HAZARDS

38. Page \_\_\_\_\_

39. Property located at 1160 HERITAGE LANE

40. Real Estate Licensee's Acknowledgement (initial)

41. \_\_\_\_\_ (f) Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware  
42. of licensee's responsibility to ensure compliance.

43. Certification of Accuracy

44. The following parties have reviewed the information above and certify, to the best of their knowledge, that the information  
45. provided by the signatory is true and accurate.

46. Dandra D Bullock 1/9/2009 \_\_\_\_\_  
(Seller) (Date) (Buyer) (Date)

47. Erwin Leo Bullock 1/9/09 \_\_\_\_\_  
(Seller) (Date) (Buyer) (Date)

48. Carleen Spencer 1/9/09 \_\_\_\_\_  
(Real Estate Licensee) (Date) (Real Estate Licensee) (Date)

49. Section II: Contingency (Initial only if first box under (e) is checked in Buyer's Acknowledgment above.)

50. This contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-  
51. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection  
52. shall be completed within ☐ ten (10) ☐ \_\_\_\_\_ calendar days after acceptance of the Purchase Agreement. This  
53. contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect, unless Buyer or  
54. real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee representing or assisting  
55. Seller, within three (3) calendar days after the assessment or inspection is timely completed, a written list of the specific  
56. deficiencies and the corrections required, together with a copy of any risk assessment or inspection report. If Seller  
57. and Buyer have not agreed in writing within three (3) calendar days after delivery of the written list of required corrections  
58. that: (A) some or all of the required corrections will be made; or (B) Buyer waives the deficiencies; or (C) an adjustment to  
59. the purchase price will be made; this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a  
60. Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid hereunder to  
61. be refunded to Buyer. It is understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency,  
62. providing that Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee  
63. representing or assisting Seller of the waiver or removal, in writing, within the time specified.



## 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 5/8/2003  
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. The information disclosed is given to the best of the Seller's knowledge.

4. 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.

5. 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 1160 HERITAGE LANE  
12. City of ORONO County of HENNEPIN State of MINN.

### 13. A. GENERAL INFORMATION:

14. (1) When did you purchase or build the home? 7 - 87  
15. (2) Type of Title Evidence: Abstract ☐ Registered (Torrens) ☒ Unknown ☐  
16. Location of Abstract or Owner's Duplicate Certificate of Title: \_\_\_\_\_  
17. Is there an existing Owner's Title Insurance policy? Yes ☐ No ☐ Unknown ☒  
18. Have you occupied this home continuously for the past 12 months? Yes ☐ No ☒  
19. If no, explain: FLORIDA RESIDENT  
20. (4) Is the home suitable for year round use? Yes ☒ No ☐  
21. (5) Is the property located in a designated flood plain? Yes ☐ No ☒ Unknown ☐  
22. (6) Are you in possession of prior seller's disclosure statement(s)? (If yes, please attach) Yes ☐ No ☒  
23. Are there:  
24. (7) Encroachments? Yes ☐ No ☒  
25. (8) Covenants, Restrictions or Reservations (non-governmental) affecting the use of the property? Yes ☐ No ☒ Unknown ☐  
26. (9) Easements, other than utility or drainage easements? Yes ☒ No ☐ Unknown ☐  
27. (10) Comments: Yes ☐ No ☐ Unknown ☒  
28.

### 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 ☐  
31. If yes, give details of what happened and when: WIND DAMAGE  
32. Roof replaced  
33. (2) Has the structure(s) been altered? (i.e. additions, altered roof lines, changes to load bearing walls.) Yes ☐ No ☒  
34. If yes, please specify what was done, when and by whom (owner or contractor): UNKNOWN  
35. (3) Soil Problems? Yes ☐ No ☐  
36. (4) Diseased Trees? Yes ☒ No ☐ - Removed - Birch  
37. (5) Animal Infestation? Yes ☐ No ☐ UNKNOWN  
38. (6) Insect/Pest Infestation? Yes ☐ No ☐  
39. (7) Do you have or have you previously had any pets? Yes ☒ No ☐ If yes, indicate type Dog and number 2  
40. (8) Comments: Poodles  
41.  
42.  
43.  
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 ☐ UNKNOWN  
49. (b) Flooding Yes ☐ No ☐ UNKNOWN  
50. (c) Wet floors/walls Yes ☒ No ☐ UNKNOWN  
51. (d) Leakage/seepage Yes ☐ No ☐ UNKNOWN  
52. (e) Drain tile problem Yes ☐ No ☐ UNKNOWN  
53. (f) Cracked floors/walls Yes ☐ No ☐ UNKNOWN  
54. (g) Sewer backup Yes ☒ No ☐ UNKNOWN  
55. (h) Other Yes ☐ No ☐ UNKNOWN  
56. Give details to any question answered "yes": Washed overflow  
57. Drain plugged in house - lots of roots  
58.

### (2) THE ROOF

56. (a) What is the age of the roofing material? 2 - yrs  
57. (b) Has there been interior damage from ice build-up? Yes ☐ No ☒ UNKNOWN  
58. (c) Has there been any leakage? Yes ☒ No ☐  
59. (d) Have there been any repairs or replacements made to the roof? Yes ☒ No ☐  
60. Give details to any question answered "yes": WIND DAMAGE - GUTTER LEAK - SKYLIGHT LEAK  
61. Repair gutter - skylight - replace roof  
62.

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

64. Check appropriate box  
65. ☐ The seller does not know of a private sewer system on or serving the above described real property.  
66. ☒ There 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. ☐ 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 ☐ Unknown ☐  
71. Date well water last tested for contaminants: Winter 1997 Test results attached Yes ☐ No ☒  
72. Comments: Replaced pump  
73. Is this property in a Special Well Construction Area? Yes ☐ No ☐ Unknown ☒  
74. Contaminated Well: Is there a well on or serving the property containing contaminated water? Yes ☐ No ☐ Unknown ☒  
75. MN:SPDS-1 (6/95) ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, RELIING BROKER

## 76. Page 2 of 2

Pages

77. Property located at 1160 HERITAGE LANE WAYSIDE MO

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

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			
		YES	NO			YES	NO		
88.	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Antenna and Cables	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
89.	Dryer	<input type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
90.	Freezer	<input type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>
91.	Garage Door Opener Control(s)	<input 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 type="checkbox"/>	<input type="checkbox"/>	Door Bells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors (Hardwire)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
93.	Range/Oven	<input type="checkbox"/>	<input type="checkbox"/>	Drain Tile System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar Collectors	<input type="checkbox"/>	<input type="checkbox"/>
94.	Refrigerator(s)	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>	Fireplace(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heaters(s)	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	Rented <input checked="" type="checkbox"/> Owned <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
100.	Other _____	<input type="checkbox"/>	<input type="checkbox"/>	Garage Door Opener(s) (GDO) ?	<input type="checkbox"/>	<input type="checkbox"/>	Windows <input checked="" type="checkbox"/> SOFTEN	<input type="checkbox"/>	<input type="checkbox"/>
101.	Other _____	<input type="checkbox"/>	<input type="checkbox"/>	GDO Auto Reverse ?	<input type="checkbox"/>	<input type="checkbox"/>	Window Treatments	<input 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"/>	Incinerator	<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.				Lawn Sprinkler System (Hand Sprinkler)	<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: _____								

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

111. Asbestos? ☒ Yes ☐ No

111.	Asbestos?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>	Lead? (paint, plumbing, etc.)	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
112.	Formaldehyde?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>	Radon?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
113.	Hazardous Substances?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>	Underground Storage Tanks?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
114.	Hazardous Wastes?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>	Other?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	<input checked="" type="checkbox"/>
115.	Give details to any question answered "yes".													
116.														

119.1. OTHER KNOWN DEFECTS:

120. Are there any other known defects in or on the property? If yes, explain below:  
121. STAIRS, INDOOR, etc.

121. Are there any other known defects in or on the property? If yes, explain below: Yes ☐ No ☐ Unknown ☐  
122. STEAMER HASTEN SHOWN, RATHAM MINION - SCENES - 1922 DOWN (STEAM)

123.J. ADDITIONAL COMMENTS:

124. \_\_\_\_\_  
125. \_\_\_\_\_  
126. \_\_\_\_\_  
127. \_\_\_\_\_

128. LISTING BROKER AND AGENTS MAKE NO REPRESENTATIONS AND ARE  
129. 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)  
132. In this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of  
133. the property.

34. *Kay Ziff* 5/3/2000  
(Sign) (Date) *Judy Ziff* 5/3/2000  
(Sign) (Date)

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

36. WARRANTY (to be signed at time of purchase agreement)  
37. 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.

38. \_\_\_\_\_  
 (Buyer) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date) \_\_\_\_\_

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

40. 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  
41. Indicated above which have been initialed and dated:

42. (Notes) (Date) (Signature)