



**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

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- 1. Date MAY 10, 2013
- 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 eight (8), 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 before
 9. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,
 10. of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the
 11. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
 12. Seller has disclosure alternatives allowed by MN Statutes. See *Seller's Disclosure Alternatives* form for further
 13. information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or
 14. licensee(s) representing or assisting any party in the transaction.

15. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
 16. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
 17. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
 18. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.

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

22. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
 23. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
 24. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
 25. that it exists on the property.

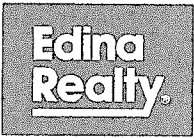
26. **INSTRUCTIONS TO SELLER:** (1) Complete this form yourself. (2) Consult prior disclosure statement(s) and/or
 27. inspection report(s) when completing this form. (3) Describe conditions affecting the property to the best of your
 28. knowledge. (4) Attach additional pages, with your signature, if additional space is required. (5) Answer all questions.
 29. (6) If any items do not apply, write "NA" (not applicable).

30. Property located at 715 QUEENSLAND LANE, PLYMOUTH,
 31. City of PLYMOUTH, County of NEWNBERN, State of Minnesota.

A. GENERAL INFORMATION:

- 33. (1) What date JUNE 26, 2009 did you **Acquire** **Build** the home?
(Check one.)
- 34. (2) Type of title evidence: Abstract Registered (Torrens)
 Location of Abstract: SELLER HAS
- 35. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No
- 36. (3) Have you occupied this home continuously during your ownership? Yes No
- 37. If "No," explain: _____
- 38. (4) Is the home suitable for year-round use? Yes No
- 39. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) Yes No
- 40. (6) To your knowledge, does the property include a manufactured home? Yes No
- 41. If "Yes," HUD #(s) is/are _____
- 42. _____

43. _____
 44. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? Yes No



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47. Property located at 715 QUEENSLAND LANE, PLYMOUTH, MN 55447

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

49. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? [] Yes [] No [] Unknown

51. If "No," or "Unknown," Buyer should consult the local zoning authority.

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

53. Are you aware of any

54. (10) encroachments? [] Yes [X] No

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

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

58. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section A:

59. _____
60. _____

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

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

64. If "Yes," give details of what happened and when: PART OF AN EVERGREEN TREE
65. FELL ON ROOF, BEFORE WE PURCHASED HOME. NO REPAIRS NEEDED.
NEAR SW CORNER

66. (2) Have you ever had an insurance claim(s) against your Homeowner's Insurance Policy? [] Yes [X] No

68. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? _____

69. _____
70. _____

71. Did you receive compensation for the claim(s)? [] Yes [] No

72. If you received compensation, did you have the items repaired? [] Yes [] No

73. What dates did the claim(s) occur? _____

74. _____

75. (3) (a) Has/Have the structure(s) been altered? [] Yes [X] No
76. (e.g., additions, altered roof lines, changes to load-bearing walls)
77. If "Yes," please specify what was done, when and by whom (owner or contractor):

78. _____

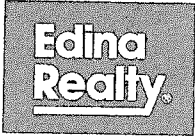
79. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing, retaining wall, general finishing.) [X] Yes [] No

81. If "Yes," please explain: NEW BATHROOM FIXTURES, ELECTRICAL UPGRADES.
82. SEE ATTACHED LIST OF IMPROVEMENTS

83. (c) Are you aware of any work performed on the property for which appropriate permits were not obtained? [] Yes [X] No

85. If "Yes," please explain: _____

86. _____



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

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

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

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

95. (6) Comments: _____

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

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

101. (1) THE FOUNDATION: To your knowledge, the type of foundation is (i.e., block, poured, wood, stone, other):

102. DONT KNOW

103. (2) THE BASEMENT, CRAWLSPACE, SLAB:

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

108. Give details to any questions answered "Yes": _____

112. (3) THE ROOF: To your knowledge, (a) what is the age of the roofing material? UNKNOWN, OVER 10 years

- 114. (b) has there been any interior or exterior damage? [] Yes [X] No
115. (c) has there been interior damage from ice buildup? [] Yes [X] No
116. (d) has there been any leakage? [] Yes [X] No
117. (e) have there been any repairs or replacements made to the roof? [] Yes [X] No

118. Give details to any questions answered "Yes": _____



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

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

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

Table with 3 columns: Item, In Working Order (Yes/No), and Item. Rows include Air-conditioning, Heating system, Dishwasher, etc. Includes handwritten checkmarks and deletions.

152. Comments: FREEZER WILL NOT STAY. SEE ATTACHED ADDENDUM TO SELLER'S DISCLOSURE FOR ADDITIONAL INFORMATION

154. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

156. Seller certifies that Seller [] DOES [X] DOES NOT know of a subsurface sewage treatment system on or serving
(Check one.)

157. the above-described real property. (If answer is DOES, and the system does not require a state permit, see
158. Subsurface Sewage Treatment System Disclosure Statement.)

159. [] There is a subsurface sewage treatment system on or serving the above-described real property.
160. (See Subsurface Sewage Treatment System Disclosure Statement.)

161. [] There is an abandoned subsurface sewage treatment system on the above-described real property.
162. (See Subsurface Sewage Treatment System Disclosure Statement.)



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165. Property located at 715 QUEENSLAND LANE, PLYMOUTH, MN 55447

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

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

169. [] Seller certifies there are one or more wells located on the above-described real property.
170. (See Well Disclosure Statement.)

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

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

174. G. PROPERTY TAX TREATMENT:

175. Valuation Exclusion Disclosure (Required by MN Statute 273.11, Subd. 16.)
176. (Check appropriate box.)

177. There [] IS [X] IS NOT an exclusion from market value for home improvements on this property. Any
178. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for
179. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the
180. resulting tax consequences.

181. Additional comments: _____

182. _____

183. _____

184. Preferential Property Tax Treatment

185. Is the property subject to any preferential property tax status or any other credits affecting the property?

186. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) [] Yes [X] No

187. If "Yes," would these terminate upon the sale of the property? [] Yes [] No

188. Explain: _____

189. _____

190. _____

191. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

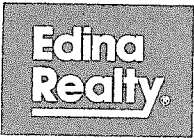
192. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

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

194. [] Seller is aware that methamphetamine production has occurred on the property.
195. (See Methamphetamine Production Disclosure Statement.)

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

201. J. NOTICE REGARDING CARBON MONOXIDE DETECTORS: MN Statute 299F.51 requires Carbon Monoxide
202. Detectors to be located within ten (10) feet from all sleeping rooms. Carbon Monoxide Detectors may or may not
203. be personal property and may or may not be included in the sale of the home.



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204. Page 6

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

206. Property located at 715 QUEENSLAND LAKE, PLYMOUTH, MN 55447

207. K. CEMETERY ACT:

208. 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.

209. To your knowledge, are you aware of any human remains, burials or cemeteries located on the property?

212. Yes No

213. If "Yes," please explain:

214. _____

215. 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.

218. L. ENVIRONMENTAL CONCERNS:

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

220-226. Animal/Insect/Pest Infestations? Asbestos? Diseased trees? Formaldehyde? Hazardous wastes/substances? Other? Lead? (e.g., paint, plumbing) Mold? Radon? Soil problems? Underground storage tanks? (Includes Yes/No checkboxes)

227. 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?

228. Yes No

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

230. Give details to any question answered "Yes":

231-234. _____

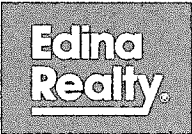
235. M. OTHER DEFECTS/MATERIAL FACTS:

236. 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?

237. Yes No

238. If "Yes," explain below:

239-243. _____



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

246. Property located at 715 QUEENSLAND LANE, PLUMDOUTH, MN 55441.

247. N. WATER INTRUSION AND MOLD GROWTH: Recent studies have shown that various forms of water intrusion
248. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
249. leaving the home.

- 250. Examples of exterior moisture sources may be
251. • improper flashing around windows and doors,
252. • improper grading,
253. • flooding,
254. • roof leaks.

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

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

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

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

277. For additional information about water intrusion, indoor air quality, moisture or mold issues, please view the
278. Minnesota Association of REALTORS® Desktop Reference Guide at www.mnrealtor.com.

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

284. P. ADDITIONAL COMMENTS:
285.
286.
287.
288.
289.

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

292. Property located at 715 QUEENSLAND LANE, PLYMOUTH, MN 55447.

293. Q. MN STATUTES 513.52 THROUGH 513.60:

294. **Exceptions**295. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to

296. (1) real property that is not residential real property;
297. (2) a gratuitous transfer;
298. (3) a transfer pursuant to a court order;
299. (4) a transfer to a government or governmental agency;
300. (5) a transfer by foreclosure or deed in lieu of foreclosure;
301. (6) a transfer to heirs or devisees of a decedent;
302. (7) a transfer from a cotenant to one or more other co-tenants;
303. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
304. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
306. (10) a transfer of newly constructed residential property that has not been inhabited;
307. (11) an option to purchase a unit in a common interest community, until exercised;
308. (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);
310. (13) a transfer to a tenant who is in possession of the residential real property; or
311. (14) a transfer of special declarant rights under section 515B.3-104.

312. **Waiver**

313. The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the prospective

314. Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not waive, limit or

315. abridge any obligation for seller disclosure created by any other law.

316. **No Duty to Disclose**

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

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

323. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to

324. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely

325. manner, provides a written notice that information about the predatory offender registry and persons registered

326. with the registry may be obtained by contacting the local law enforcement agency where the property is

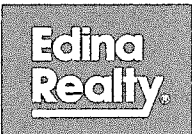
327. located or the Department of Corrections.

328. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A

329. and B for property that is not residential property.

330. **D. Inspections.**

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



SELLER'S PROPERTY DISCLOSURE STATEMENT

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341. Property located at 715 QUEENSLAND LANE, PLYMOUTH, MN 55447

342. R. SELLER'S STATEMENT:

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

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

347. [Signature] 5/10/2013 [Signature] 5/10/2013
(Seller) (Date) (Seller) (Date)

348. S. BUYER'S ACKNOWLEDGEMENT:

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

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

352. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

353. T. SELLER'S ACKNOWLEDGMENT (To be signed at time of purchase agreement.): Seller is obligated to continue
354. to notify Buyer, in writing, of any facts which differ from the facts disclosed herein (new or changed) of which Seller
355. is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended
356. use of the property that occur up to the time of closing.

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

359. _____
360. _____
361. _____
362. _____
363. _____
364. _____
365. _____
366. _____

367. _____ (Seller) _____ (Date) _____ (Seller) _____ (Date)

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

Addendum to Seller's Property Disclosure Statement for 715 Queensland Lane, Plymouth

Information regarding heating systems:

In the room off the garage there is a water heater. It serves as the boiler for pre-existing baseboard heat system in the NW bedroom on the lower level. We had the water heater burner serviced and the system checked and serviced shortly after we moved into the home in 2009. Everything was found to be working properly. We also had heating contractor install a proper-sized exhaust vent and roof cap for the water heater and a combustion fresh air supply duct (on the North wall of the boiler room). There is a thermostat on the North wall of the NW bedroom that controls the temperature for this system. We have had no problems with the system during the time we have owned the home and have typically had the thermostat set at 65 degrees during the heating season.

We also had combustion fresh air supply ducting installed to the furnace room. It is located behind the furnace; the intake grill is located on the underside of the upper level overhang in the front of the house. The forced air system is a 2 zone heating system so there is a thermostat on each levels.

Stereo System and Surround Sound System in Family Room

The JBL stereo and surround sound systems in the Family Room were in the home when we moved in. We have never used them or the ceiling mounted speakers on the upper level and make no representations or warranties regarding them.

Improvements to 715 Queensland Lane since July 2009:

Entry:

New entry doorway, including door, threshold, side window, trim and full-view storm door and hardware

New mission style doors, hardware and trim on entry closet

New stair treads and risers on stairs to upper level

New hardwood handrail along stairs to lower level

New hardware on all doors in entry

Addendum to Seller's Property Disclosure Statement for 715 Queensland Lane, Plymouth

Living Room:

New hardwood flooring in LR and hall

New vertical blinds on atrium doors

New hardwood stair railing and wrought iron balusters along stairway

New hardwood trim around interior doorways and base trim

Kitchen & Eating Area:

Sanded and refinished hardwood floor in kitchen to match new LR floor.

New quartz countertops and new back splash

New sinks, faucets and garbage disposal

Painted cabinetry and installed new pulls and hinges on doors and drawers

Refinished center island cabinet and installed new pulls and hinges

New vertical blinds on sliding patio doors

New gas range (fall 2012)

Full Bath on Main Floor

New wall and floor tile

New tub, toilet, sink, vanity and faucets

New lights, mirror and shower rod

New mission style door, trim and hardware

Hallway

New mission-style door and hardware

New hardwood trim around doors and base trim

Installed hard-wired CO₂ detector

New Honeywell programmable thermostat

Master Bedroom

New Anderson windows on East and South walls

New mission style door

New hardwood trim around windows, interior doorways and base trim

Installed ceiling light outlet, ceiling fan and light with wall switches for each

Installed ventilated shelf closet system and switched light in closet

Installed hard-wired smoke detector

Hunter Douglas blinds on all windows

Addendum to Seller's Property Disclosure Statement for 715 Queensland Lane, Plymouth

Master Bedroom Bath

New wall and floor tile
New shower base, floor tile and wall tile
New faucet and showerhead
New shower doors
New vanity, faucets, lights and mirror
New mission style door and hardwood trim

2nd Upper Level Bedroom

New Anderson window
New mission style door
New hardwood trim around windows, doorways and base trim
Installed ceiling light outlet, ceiling fan and light with wall switches for each
Installed switched light in closet
Installed hard-wired smoke detector
Hunter Douglas blind on window

Laundry Room

New Frigidaire washer and dryer (2009)
New Anderson window and trim
New ceramic tile floor
New fluorescent light fixture
Installed hard-wired CO₂ detector

Utility Area

New Sears water softener
New Aprilaire humidifier
Furnace serviced; water heater checked (October 2011)

Lower Level Bedroom

New Anderson window and trim on East wall
New carpet and base trim
New closet doors, trim and hardware
Installed hard-wired smoke detector

Lower Level Recreation Room

Installed Heat&Glo gas fireplace insert (November 2011)

Addendum to Seller's Property Disclosure Statement for 715 Queensland Lane, Plymouth

Lower Level Bath

Installed new glass shower door
Hunter Douglas blind on window

Screened Porch

Painted all wood trim (inside and out)
Installed new heavy-duty screening
Installed new screen door
New Hunter outdoor-grade ceiling fan

Garage:

New knockdown coating and paint on walls and ceiling
New pull-down attic access ladder
Installed lights in garage attic area with switch at top of access ladder
New overhead garage door and garage door opener and controls (October 2010)
Wood blinds on garage windows

Exterior:

Replaced siding and trim on front and north side of house and garage with Hardi board siding (fall 2009)
Painted all exterior siding and trim, including garden shed (2009-2010)
Replaced all floorboards on deck, added upper landing with stairs and railing to back yard (summer 2010)
Added deck & railing off garden shed (September 2010)
Installed new asphalt driveway (August 2010)
Removed front walk that had settled toward garage and replaced with stamped concrete walkway (April 2011)
Added larger capacity downspouts where needed and installed buried 4" corrugated plastic drain pipes to channel rain runoff away from foundation
Had chimney repaired, tuck pointed and caulked (September 2011)
Removed patio block from back patio, leveled and refreshed base and reinstalled, adding patio block to extend patio area and create landing for stairs (Summer 2012)
Seal coated driveway (August 2012)
Replaced 2 outdoor lawn faucets (September 2012)