

**DISCLOSURE STATEMENT: SELLER'S  
PROPERTY DISCLOSURE STATEMENT**

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1. Date 3/18/19
2. Page 1 of \_\_\_\_\_ pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

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

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.  
 7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to  
 8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect  
 9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.  
 10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before  
 11. closing, if Seller learns that Seller's disclosure was inaccurate. Seller is obligated to continue to notify Buyer, in writing,  
 12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the  
 13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.  
 14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*  
 15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any  
 16. kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any  
 17. inspections or warranties the party(ies) may wish to obtain.

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

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

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

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

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

33. Property located at 27725 Virginia Ave

34. City of Shorewood, County of Hennepin, State of Minnesota.

35. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

36. (1) What date 8/24/14 did you  Acquire  Build the home?  
(Check one.)

37. (2) Type of title evidence:  Abstract  Registered (Torrens)  Unknown

38. Location of Abstract: \_\_\_\_\_

39. Is there an existing Owner's Title Insurance Policy?  Yes  No

40. (3) Have you occupied this home continuously during your ownership?  Yes  No

41. If "No," explain: \_\_\_\_\_

42. (4) Is the home suitable for year-round use?  Yes  No

43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.)  Yes  No

44. (6) Does the property include a manufactured home?  Yes  No

45. If "Yes," HUD #(s) is/are \_\_\_\_\_

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

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

49. Property located at 27725 Virginia Court

50. (7) Is the property located on a public or a private road?  Public  Private  Public: no maintenance

51. (8) **Flood Insurance:** All properties in the state of Minnesota have been assigned a flood zone designation. Some  
52. flood zones may require flood insurance.

53. (a) Do you know which zone the property is located in?  Yes  No

54. If "Yes," which zone? \_\_\_\_\_

55. (b) Have you ever had a flood insurance policy?  Yes  No

56. If "Yes," is the policy in force?  Yes  No

57. If "Yes," what is the annual premium? \$ \_\_\_\_\_

58. If "Yes," who is the insurance carrier? \_\_\_\_\_

59. (c) Have you ever had a claim with a flood insurance carrier or FEMA?  Yes  No

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

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

62. **NOTE:** Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance  
63. premiums are increasing, and in some cases will rise by a substantial amount over the premiums  
64. previously charged for flood insurance for the property. As a result, Buyer should not rely on the  
65. premiums paid for flood insurance on this property previously as an indication of the premiums that  
66. will apply after Buyer completes their purchase.

67. Are there any

68. (9) encroachments?  Yes  No

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

71. (11) governmental requirements or restrictions that affect or may affect the use or future  
72. enjoyment of the property (e.g., shoreland restrictions, non-conforming use, etc.)?  Yes  No

73. (12) easements, other than utility or drainage easements?  Yes  No

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

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

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

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

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

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

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

82. \_\_\_\_\_

83. (2) Have you ever had an insurance claim(s) against your Homeowner's  
84. Insurance Policy?  Yes  No

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

86. \_\_\_\_\_

87. Did you receive compensation for the claim(s)?  Yes  No

88. If you received compensation, did you have the items repaired?  Yes  No

89. What dates did the claim(s) occur? \_\_\_\_\_

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

92. Property located at 27725 Virginia Blvd

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

96. \_\_\_\_\_  
97. \_\_\_\_\_

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

100. If "Yes," please explain: installed exterior hot tub which required  
101. electrical

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

104. If "Yes," please explain: \_\_\_\_\_  
105. \_\_\_\_\_

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

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

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

110. If "Yes," indicate type Dog and number 2

111. (6) THE FOUNDATION: The type of foundation is (i.e., block, poured, wood, stone, other):  
112. \_\_\_\_\_

113. (7) THE BASEMENT, CRAWLSPACE, SLAB:

- |                               |                              |  |                       |                              |  |
|-------------------------------|------------------------------|--|-----------------------|------------------------------|--|
| 114. (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 |
| 115. (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 |
| 116. (c) flooding?            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (g) wet floors/walls? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 117. (d) foundation problem?  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (h) other? _____      | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

118. Give details to any questions answered "Yes": \_\_\_\_\_  
119. \_\_\_\_\_  
120. \_\_\_\_\_

121. (8) THE ROOF:

122. (a) What is the age of the roofing material? original from 2007 Build  
123. Home: 12 yr years Garage(s)/Outbuilding(s): \_\_\_\_\_ years

- |  |                              |  |
|--|------------------------------|--|
| 124. (b) Has there been any interior or exterior damage?               | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 125. (c) Has there been interior damage from ice buildup?              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 126. (d) Has there been any leakage?                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 127. (e) Have there been any repairs or replacements made to the roof? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

128. Give details to any questions answered "Yes": \_\_\_\_\_  
129. \_\_\_\_\_



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

132. Property located at 27725 Virginia Court

133. (9) THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS:

134. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): siding

135. (b) cracks/damage?  Yes  No

136. (c) leakage/seepage?  Yes  No

137. (d) other?  Yes  No

138. Give details to any questions answered "Yes": \_\_\_\_\_

139. \_\_\_\_\_

140. C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:

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

144. CHECK "NA" FOR ONLY THOSE ITEMS NOT PHYSICALLY LOCATED ON THE PROPERTY.

	Working Order				Working Order		
	Yes	No	NA		Yes	No	NA
146. Air-conditioning.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane tank.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
148. <input type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window				<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
149. Air exchange system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range/oven.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150. Carbon monoxide detector.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range hood.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151. Ceiling fan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152. Central vacuum.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Security system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
153. Clothes dryer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
154. Clothes washer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155. Dishwasher <u>new 3/19</u> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156. Doorbell.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar collectors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
157. Drain tile system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158. Electrical system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
159. Environmental remediation system				Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
160. (e.g., radon, vapor intrusion).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
161. Exhaust system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
162. Fire sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV receiver.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
163. Fireplace.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164. Fireplace mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Rented <input type="checkbox"/> Owned			
165. Freezer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
166. Furnace humidifier.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water purification system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
167. Garage door auto reverse.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Rented <input type="checkbox"/> Owned			
168. Garage door opener.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
169. Garage door opener remote.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Rented <input type="checkbox"/> Owned			
170. Garbage disposal.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water treatment system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
171. Heating system (central).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
172. Heating system (supplemental).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
173. Incinerator.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window treatments.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
174. Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood-burning stove.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
175. Lawn sprinkler system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176. Microwave.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
177. Plumbing.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
178. Pool and equipment.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

181. Property located at 27725 Virginia Blvd182. Are there any items or systems on the property connected or controlled wirelessly, via internet protocol ("IP"), to  
183. a router or gateway or directly to the cloud?  Yes  No

184. Comments regarding issues in Section C: \_\_\_\_\_

185. \_\_\_\_\_

## 186. D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

188. Seller certifies that Seller  DOES  DOES NOT know of a subsurface sewage treatment system on or serving  
(Check one.)189. the above-described real property. (If answer is DOES, and the system does not require a state permit, see  
190. Disclosure Statement: Subsurface Sewage Treatment System.)191.  There is an abandoned subsurface sewage treatment system on the above-described real property.  
192. (See Disclosure Statement: Subsurface Sewage Treatment System.)

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

194. (Check appropriate box.)

195.  Seller certifies that Seller does not know of any wells on the above-described real property.196.  Seller certifies there are one or more wells located on the above-described real property.

197. (See Disclosure Statement: Well.)

198. Are there any wells serving the above-described property that are not located on the  
199. property?  Yes  No

200. If "Yes":

201. (1) How many properties or residences does the shared well serve? \_\_\_\_\_

202. (2) Is there a maintenance agreement for the shared well?  Yes  No

203. If "Yes," what is the annual maintenance fee? \$ \_\_\_\_\_

204. Is this property in a Special Well Construction Area?  Yes  No

## 205. F. PROPERTY TAX TREATMENT:

206. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)207. There  IS  IS NOT an exclusion from market value for home improvements on this property. Any  
(Check one.)208. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for  
209. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the  
210. resulting tax consequences.

211. Additional comments: \_\_\_\_\_

212. \_\_\_\_\_

213. **Preferential Property Tax Treatment**

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

215. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,  
216. Non-Profit Status)  Yes  No217. If "Yes," would these terminate upon the sale of the property?  Yes  No

218. Explain: \_\_\_\_\_

219. \_\_\_\_\_

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

222. Property located at 27725 Virginia Ave

223. G. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"): Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

224. 225. 226. Seller represents that Seller  IS  IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall survive the closing of any transaction involving the property described here.

227. 228. NOTE: If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal Revenue Code.

229. 230. 231. 232. 233. 234. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility for withholding the applicable tax, Buyer and Seller should seek appropriate legal and tax advice regarding FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to assure either party whether the transaction is exempt from the FIRPTA withholding requirements.

235. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:  
236. (A Methamphetamine Production Disclosure is required by MN Statute 152.0275, Subd. 2 (m).)  
237.  Seller is not aware of any methamphetamine production that has occurred on the property.  
238.  Seller is aware that methamphetamine production has occurred on the property.  
239. (See Disclosure Statement: Methamphetamine Production.)

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

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

242. K. CEMETERY ACT: The following questions are to be answered to the best of Seller's knowledge. 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.

243. 244. Are you aware of any human remains, burials, or cemeteries located on the property?  Yes  No

245. 246. 247. If "Yes," please explain: \_\_\_\_\_  
248. 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.

249. L. ENVIRONMENTAL CONCERNS: To your knowledge, have any of the following previously existed or do they currently exist on the property?

- |  |                              |  |  |                              |  |
|--|------------------------------|--|--|------------------------------|--|
| 250. (1) Animal/Insect/Pest Infestation? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 250. (6) Lead? (e.g., paint, plumbing) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 251. (2) Asbestos?                       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 251. (7) Mold?                         | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 252. (3) Diseased trees?                 | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 252. (8) Soil problems?                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 253. (4) Formaldehyde?                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 253. (9) Underground storage tanks?    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 254. (5) Hazardous waste/substances?     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | 254. (10) Vapor intrusion?             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 255. (11) Other? _____                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |  |                              |  |



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

271. Property located at 27725 Virginia Ave

272. (11) Have you ever been contacted or received any information from any governmental authority pertaining to  
273. possible or actual environmental contamination (e.g., vapor intrusion, drinking water, and/or soil  
274. contamination, etc.) affecting the property?  Yes  No

275. (12) Are you aware if there are currently, or have previously been, any orders issued on the property by any  
276. governmental authority ordering the remediation of a public health nuisance on  
277. the property?  Yes  No

278. If answer above is "Yes," all orders  HAVE  HAVE NOT been vacated.  
(Check one.)

279. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.  
280. \_\_\_\_\_  
281. \_\_\_\_\_

282. M. RADON DISCLOSURE: (The following Seller disclosure satisfies MN Statute 144.496.)

283. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL  
284. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having  
285. the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily  
286. be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

287. Every buyer of any interest in residential real property is notified that the property may present exposure to  
288. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.  
289. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading  
290. cause overall. The seller of any interest in residential real property is required to provide the buyer with any  
291. information on radon test results of the dwelling.

292. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota  
293. Department of Health's publication entitled *Radon in Real Estate Transactions*, which is attached hereto and  
294. can be found at [www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf](http://www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf).

295. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts  
296. pertaining to radon concentrations in the property, is liable to the Buyer. A buyer who is injured by a violation of MN  
297. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by  
298. the court. Any such action must be commenced within two years after the date on which the buyer closed the  
299. purchase or transfer of the real property.

300. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual  
301. knowledge.

302. (a) Radon test(s)  HAVE  HAVE NOT occurred on the property.  
(Check one.)

303. (b) Describe any known radon concentrations, mitigation, or remediation. NOTE: Seller shall attach the most  
304. current records and reports pertaining to radon concentration within the dwelling:

305. \_\_\_\_\_  
306. \_\_\_\_\_

307. (c) There  IS  IS NOT a radon mitigation system currently installed on the property.  
(Check one.)

308. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system  
309. description and documentation.

310. \_\_\_\_\_  
311. \_\_\_\_\_

312. EXCEPTIONS: See Section R for exceptions to this disclosure requirement.

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

315. Property located at 27725 Virginia Cove

316. N. **NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of  
317. Seller's knowledge.

318. **Notices:** Seller  HAS  HAS NOT received a notice regarding **any** proposed improvement project from **any**  
319. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach  
320. and/or explain : \_\_\_\_\_

321. \_\_\_\_\_

322. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an  
323. ordinary buyer's use or enjoyment of the property or any intended use of the property?  Yes  No

324. If "Yes," explain: \_\_\_\_\_

325. \_\_\_\_\_

326. O. **WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect  
327. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving  
328. the home.

329. Examples of exterior moisture sources may be:

- 330. • improper flashing around windows and doors,
- 331. • improper grading,
- 332. • flooding,
- 333. • roof leaks.

334. Examples of interior moisture sources may be:

- 335. • plumbing leaks,
- 336. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 337. • overflow from tubs, sinks, or toilets,
- 338. • firewood stored indoors,
- 339. • humidifier use,
- 340. • inadequate venting of kitchen and bath humidity,
- 341. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 342. • line-drying laundry indoors,
- 343. • houseplants—watering them can generate large amounts of moisture.

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

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

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

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



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

363. Property located at 27725 Virginia Cove

364. Q. ADDITIONAL COMMENTS:

365.

366. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

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

- 368. (1) real property that is not residential real property;
- 369. (2) a gratuitous transfer;
- 370. (3) a transfer pursuant to a court order;
- 371. (4) a transfer to a government or governmental agency;
- 372. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 373. (6) a transfer to heirs or devisees of a decedent;
- 374. (7) a transfer from a co-tenant to one or more other co-tenants;
- 375. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
- 376. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 377. (10) a transfer of newly constructed residential property that has not been inhabited;
- 378. (11) an option to purchase a unit in a common interest community, until exercised;
- 379. (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);
- 380. (13) a transfer to a tenant who is in possession of the residential real property; or
- 381. (14) a transfer of special declarant rights under section 515B.3-104.

384. **MN STATUTES 144.496: RADON AWARENESS ACT**

385. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers  
386. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

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

390. **No Duty to Disclose:**

- 391. (A) There is no duty to disclose the fact that the property
  - 392. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
  - 393. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
  - 394. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
  - 395. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
  - 396. nursing home.
- 397. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to  
398. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely  
399. manner, provides a written notice that information about the predatory offender registry and persons registered  
400. with the registry may be obtained by contacting the local law enforcement agency where the property is  
401. located or the Department of Corrections.
- 402. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs  
403. (A) and (B) for property that is not residential property.
- 404. (D) **Inspections.**
  - 405. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real  
406. property if a written report that discloses the information has been prepared by a qualified third party  
407. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a  
408. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably  
409. believes has the expertise necessary to meet the industry standards of practice for the type of inspection  
410. or investigation that has been conducted by the third party in order to prepare the written report.
  - 411. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information  
412. included in a written report under paragraph (1) if a copy of the report is provided to Seller.

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

415. Property located at 27725 Virginia Cove

416. S. SELLER'S STATEMENT:

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

418. Seller(s) hereby states the 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 Statement to any person or entity in connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

425. Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.  
426. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

429. Moley M Meyer 3/18/19  
(Seller) (Date)

[Signature] 3/18/19  
(Seller) (Date)

430. T. BUYER'S ACKNOWLEDGEMENT:

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

432. I/We, the Buyer(s) of the property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree that no representations regarding facts have been made other than those made above. This Disclosure Statement is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

436. The information disclosed is given to the best of Seller's knowledge.

437. \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

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

# Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless, odorless and tasteless radioactive gas that can seep into homes from the soil. When inhaled, it can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L action level. Whether a home is old or new, any home can have high levels of radon.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

## Disclosure Requirements



Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

1. whether a radon test or tests have occurred on the property;
2. the most current records and reports pertaining to radon concentrations within the dwelling;
3. a description of any radon levels, mitigation, or remediation;
4. information on the radon mitigation system, if a system was installed; and
5. a radon warning statement.

**MDH** Minnesota  
Department of Health

INDOOR AIR UNIT

## Radon Facts

**How dangerous is radon?** Radon is the number one cause of lung cancer in non-smokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

**Where is your greatest exposure to radon?** For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

**What is the recommended action based on my results?** If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk.



MDH Radon Program  
PO Box 64975  
St Paul, MN 55164-0975  
health.indoor@state.mn.us  
www.health.state.mn.us/radon  
651-201-4601  
800-798-9050

## Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Keep all windows and doors closed, except for normal entry and exit.

**Before testing:** Begin closed-house conditions at least 12 hours before the start of the radon test.

**During testing:** Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test. Test for at least 48 hours.

**Where should the test be conducted?** Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished.

Place the test kit:

- twenty inches to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas or areas of high heat or humidity

## Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a certified radon mitigation professional.

**Radon mitigation** is the process used to reduce radon concentrations in buildings. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system should reduce levels to below 4.0 pCi/L, if not lower.

**After a radon mitigation system is installed** perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

## Radon Warning Statement

*"The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.*

*Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling".*

**How are radon tests conducted in real estate transactions?** There are special protocols for radon testing. The two most common ways to test are either using a calibrated continuous radon monitor (CRM) or two-short term test kits used at the same time. The short-term test kits are placed 4 inches apart and the results are averaged.

Continuous Radon Monitor (CRM)

Fastest



Simultaneous Short-term Testing

Second Fastest



**All radon tests should be conducted by a certified professional.** This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon website. If the seller previously conducted testing in a property at or above 4 pCi/L, the home should be mitigated.



previous seller's disclosure

DISCLOSURE STATEMENT: 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. © 2013 Minnesota Association of REALTORS®, Edina, MN

- 1. Date February 5, 2014
2. Page 1 of pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED HERETO AND
4. MADE A PART HEREOF

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

- 6. NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
7. 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.
8. 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 is obligated to continue to notify Buyer, in writing, of any facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
9. Seller has disclosure alternatives allowed by MN Statutes. See Disclosure Statement: 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(s) representing or assisting any party in the transaction and are not a substitute for any inspections or warranties the party(ies) may wish to obtain.
10. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
11. "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 (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
12. 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.
13. INSTRUCTIONS TO BUYER: Buyers are encouraged to thoroughly inspect the property personally or have it inspected by a third party, and to inquire about any specific areas of concern. NOTE: If Seller answers NO to any of the questions listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware that it exists on the property.
14. 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).

33. Property located at 27725 Virginia Cove
34. City of Shorewood, County of Hennepin, State of Minnesota.

- 35. A. GENERAL INFORMATION:
36. (1) What date August 2009 did you [X] Acquire [ ] Build the home?
37. (2) Type of title evidence: [ ] Abstract [ ] Registered (Torrens)
38. Location of Abstract:
39. To your knowledge, is there an existing Owner's Title Insurance Policy? [ ] Yes [ ] No
40. (3) Have you occupied this home continuously during your ownership? [X] Yes [ ] No
41. If "No," explain:
42. (4) Is the home suitable for year-round use? [X] Yes [ ] No
43. (5) Are you in possession of prior seller's disclosure statement(s)? (If "Yes," please attach.) [ ] Yes [X] No
44. (6) To your knowledge, does the property include a manufactured home? [ ] Yes [X] No
45. If "Yes," HUD #(s) is/are
46. Has the title been surrendered to the Registrar of Motor Vehicles for cancellation? [ ] Yes [X] No





previous seller's disclosure

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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

49. Property located at 27725 Virginia Cove

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

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

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

54. (9) Flood Insurance: All properties in the state of Minnesota have been assigned a flood zone designation. Some flood zones may require flood insurance.

56. (a) Do you know which zone the property is located in? [ ] Yes [X] No

57. If "Yes," which zone? \_\_\_\_\_

58. (b) Have you ever had a flood insurance policy? [ ] Yes [X] No

59. If "Yes," is the policy in force? [ ] Yes [ ] No

60. If "Yes," what is the annual premium? \$ \_\_\_\_\_

61. If "Yes," who is the insurance carrier? \_\_\_\_\_

62. (c) Have you ever had a flood claim with your insurance carrier or FEMA? [ ] Yes [X] No

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

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

65. NOTE: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, Buyer should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after Buyer completes their purchase.

70. Are you aware of any

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

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

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

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

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

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

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

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

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

82. \_\_\_\_\_

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

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

86. \_\_\_\_\_

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

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

89. What dates did the claim(s) occur? \_\_\_\_\_





previous seller's disclosure

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

90. Page 3

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

92. Property located at 27725 Virginia Cove

93. (3) (a) Has/Have the structure(s) been altered?
94. (e.g., additions, altered roof lines, changes to load-bearing walls)
95. If "Yes," please specify what was done, when and by whom (owner or contractor):

96.
97.

98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing, retaining wall, general finishing.)
99. If "Yes," please explain:

100. landscaping, patio, retaining wall extension, screened porch,
101. stairs from deck.

102. (c) Are you aware of any work performed on the property for which appropriate permits were not obtained?
103. If "Yes," please explain:

104.
105.

106. (4) Has there been any damage to flooring or floor covering?
107. If "Yes," give details of what happened and when:

108.
109. (5) Do you have or have you previously had any pets?
110. If "Yes," indicate type dog and number 1

111. (6) Comments:
112.

113. C. STRUCTURAL SYSTEMS: To your knowledge, have any of the following conditions previously existed or do they currently exist?
114.

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

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

117. poured

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

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

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

124.
125.



previous seller's disclosure



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

126. Page 4

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

128. Property located at 2725 Virginia Cove

- 129. (3) THE ROOF: To your knowledge,
130. (a) what is the age of the roofing material? 7 years
131. (b) has there been any interior or exterior damage?
132. (c) has there been interior damage from ice buildup?
133. (d) has there been any leakage?
134. (e) have there been any repairs or replacements made to the roof?
135. Give details to any questions answered "Yes":

138. D. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:
139. NOTE: This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale ONLY IF specifically referenced in the Purchase Agreement.

Table with 3 columns: Item, In Working Order (Yes/No), and Item. Rows include Air-conditioning, Heating system, Trash compactor, TV antenna system, etc.

165. Comments:
166.







previous seller's disclosure

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT 167. Page 5

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

169. Property located at 27725 Virginia Cove

170. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

172. Seller certifies that Seller [ ] DOES [X] DOES NOT know of a subsurface sewage treatment system on or serving

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

174. Subsurface Sewage Treatment System Disclosure Statement.)

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

176. (See Subsurface Sewage Treatment System Disclosure Statement.)

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

178. (See Subsurface Sewage Treatment System Disclosure Statement.)

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

180. (Check appropriate box.)

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

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

183. (See Well Disclosure Statement.)

184. Are there any wells serving the above-described property that are not located on the

185. property? [ ] Yes [X] No

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

187. G. PROPERTY TAX TREATMENT:

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

189. (Check appropriate box.)

190. There [ ] IS [X] IS NOT an exclusion from market value for home improvements on this property. Any

191. valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for

192. property tax purposes shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the

193. resulting tax consequences.

194. Additional comments:

195. \_\_\_\_\_

196. Preferential Property Tax Treatment

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

198. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,

199. Non-Profit Status) [ ] Yes [X] No

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

201. Explain: \_\_\_\_\_

202. \_\_\_\_\_

203. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

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

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

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

207. (See Methamphetamine Production Disclosure Statement.)

208. I. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety

209. zone with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations

210. are filed with the county recorder in each county where the zoned area is located. If you would like to determine

211. if such zoning regulations affect the property, you should contact the county recorder where the zoned area is

212. located.





previous seller's disclosure

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

213. Page 6

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

215. Property located at 2725 Virginia Cove

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

219. K. CEMETERY ACT:

220. 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.

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

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

225. If "Yes," please explain:

226. \_\_\_\_\_

227. All unidentified human remains or burials found outside of platted, recorded or identified cemeteries and in

228. contexts which indicate antiquity greater than 50 years shall be dealt with according to the provisions of MN

229. Statute 307.08, Subd. 7.

230. L. ENVIRONMENTAL CONCERNS:

231. To your knowledge, have any of the following environmental concerns previously existed or do they currently exist

232. on the property?

233. Animal/Insect/Pest Infestations? [ ] Yes [X] No Lead? (e.g., paint, plumbing) [ ] Yes [X] No

234. Asbestos? [ ] Yes [X] No Mold? [ ] Yes [X] No

235. Diseased trees? [ ] Yes [X] No Soil problems? [ ] Yes [X] No

236. Formaldehyde? [ ] Yes [X] No Underground storage tanks? [ ] Yes [X] No

237. Hazardous wastes/substances? [ ] Yes [X] No

238. Other? [ ] Yes [X] No

239. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental

240. authority ordering the remediation of a public health nuisance on the property? [ ] Yes [X] No

241. If answer above is "Yes," seller certifies that all orders [ ] HAVE [ ] HAVE NOT been vacated.

(Check one.)

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

243. \_\_\_\_\_

244. \_\_\_\_\_

245. M. RADON DISCLOSURE:

246. (The following Seller disclosure satisfies MN Statute 144.496.)

247. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL

248. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having

249. the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily

250. be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

251. Every buyer of any interest in residential real property is notified that the property may present exposure to

252. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.

253. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading

254. cause overall. The seller of any interest in residential real property is required to provide the buyer with any

255. information on radon test results of the dwelling.

previous seller's disclosure



DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT 256. Page 7

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

258. Property located at 27725 Virginia Cove

259. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota Department of Health's publication entitled Radon in Real Estate Transactions, which can be found at www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.

262. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts pertaining to radon concentrations in the property, is liable to the Buyer. A buyer who is injured by a violation of MN Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by the court. Any such action must be commenced within two years after the date on which the buyer closed the purchase or transfer of the real property.

267. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual knowledge.

269. (a) Radon test(s) [ ] HAVE [X] HAVE NOT occurred on the property. (Check one.)

270. (b) Describe any known radon concentrations, mitigation, or remediation. NOTE: Seller shall attach the most current records and reports pertaining to radon concentration within the dwelling:

272. \_\_\_\_\_
273. \_\_\_\_\_
274. \_\_\_\_\_

275. (c) There [ ] IS [X] IS NOT a radon mitigation system currently installed on the property. (Check one.)

276. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system description and documentation.

278. \_\_\_\_\_
279. \_\_\_\_\_
280. \_\_\_\_\_

281. EXCEPTIONS: See Section R for exceptions to this disclosure requirement.

282. N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:

283. Notices: Seller [ ] HAS [X] HAS NOT received a notice regarding any proposed improvement project from any assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach and/or explain:

284. \_\_\_\_\_
285. \_\_\_\_\_

286. \_\_\_\_\_
287. \_\_\_\_\_

288. Other Defects/Material Facts: 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

291. If "Yes," explain: \_\_\_\_\_

292. \_\_\_\_\_
293. \_\_\_\_\_
294. \_\_\_\_\_
295. \_\_\_\_\_





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

298. Property located at 27725 Virginia Cove

299. **O. WATER INTRUSION AND MOLD GROWTH:** Recent studies have shown that various forms of water intrusion  
300. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture  
301. leaving the home.

302. Examples of exterior moisture sources may be
- 303. • improper flashing around windows and doors,
  - 304. • improper grading,
  - 305. • flooding,
  - 306. • roof leaks.

307. Examples of interior moisture sources may be
- 308. • plumbing leaks,
  - 309. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
  - 310. • overflow from tubs, sinks or toilets,
  - 311. • firewood stored indoors,
  - 312. • humidifier use,
  - 313. • inadequate venting of kitchen and bath humidity,
  - 314. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
  - 315. • line-drying laundry indoors,
  - 316. • houseplants—watering them can generate large amounts of moisture.

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

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

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

329. For additional information about water intrusion, indoor air quality, moisture or mold issues, please view the  
330. Minnesota Association of REALTORS® Desktop Reference Guide at [www.mnrealtor.com](http://www.mnrealtor.com).

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

336. **Q. ADDITIONAL COMMENTS:** \_\_\_\_\_  
337. \_\_\_\_\_  
338. \_\_\_\_\_  
339. \_\_\_\_\_  
340. \_\_\_\_\_  
341. \_\_\_\_\_





PREVIOUS SELLERS DISCLOSURE

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

342. Page 9

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

344. Property located at 27725 Virginia Cove

345. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

346. Exceptions

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

- 348. (1) real property that is not residential real property;
349. (2) a gratuitous transfer;
350. (3) a transfer pursuant to a court order;
351. (4) a transfer to a government or governmental agency;
352. (5) a transfer by foreclosure or deed in lieu of foreclosure;
353. (6) a transfer to heirs or devisees of a decedent;
354. (7) a transfer from a co-tenant to one or more other co-tenants;
355. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
356. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
357.
358. (10) a transfer of newly constructed residential property that has not been inhabited;
359. (11) an option to purchase a unit in a common interest community, until exercised;
360. (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);
361.
362. (13) a transfer to a tenant who is in possession of the residential real property; or
363. (14) a transfer of special declarant rights under section 515B.3-104.

364. MN STATUTES 144.496: RADON AWARENESS ACT

365. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
366. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

367. Waiver

368. The written disclosure required under sections 513.52 to 513.80 may be waived if Seller and the prospective
369. Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.80 does not waive, limit or
370. abridge any obligation for seller disclosure created by any other law.

371. No Duty to Disclose

- 372. A. There is no duty to disclose the fact that the property
373. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
374. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
375. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
376. (3) is located in a neighborhood containing any adult family home, community-based residential facility or
377. nursing home.
378. B. Predatory Offenders. There is no duty to disclose information regarding an offender who is required to
379. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
380. manner, provides a written notice that information about the predatory offender registry and persons registered
381. with the registry may be obtained by contacting the local law enforcement agency where the property is
382. located or the Department of Corrections.
383. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A
384. and B for property that is not residential property.
385. D. Inspections.
386. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real
387. property if a written report that discloses the information has been prepared by a qualified third party
388. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
389. federal, state or local governmental agency, or any person whom Seller or prospective buyer reasonably
390. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
391. or investigation that has been conducted by the third party in order to prepare the written report.
392. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
393. included in a written report under paragraph (i) if a copy of the report is provided to Seller.





DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT 394. Page 10

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

396. Property located at 27725 Virginia Cove

397. S. SELLER'S STATEMENT:

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

399. 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 Statement to any person or entity in connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

407. Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed herein (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing. 408. 409. To disclose new or changed facts, please use the Amendment to Disclosure Statement form. 410.

411. [Signatures and dates for Seller: Jim R 2/5/14 and another signature 2/5/14]

412. T. BUYER'S ACKNOWLEDGEMENT:

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

414. 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.

415. 416. [Signatures and dates for Buyer: 7/4/2014]

417. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HEREIN AND ARE 418. NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.



# Radon in Real Estate Transactions

previous seller's disclosure



All Minnesota homes can have dangerous levels of radon gas in them. Radon is a colorless, odorless and tasteless radioactive gas that can seep into homes from the earth. When inhaled, its radioactive particles can damage the cells that line the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon, making it a serious health concern for all Minnesotans.

It does not matter if the home is old or new and the only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes built before 2010 and 1 in 5 homes built since 2010 exceed the 4.0 pCi/L action level.



In Minnesota, buyers and sellers in a real estate transaction are free to negotiate radon testing and reduction. Ultimately, it is up to the buyer to decide an acceptable level of radon risk in the home. Prospective buyers should keep in mind that it is inexpensive and easy to measure radon, and radon levels can be lowered at a reasonable cost. The MDH Radon Program website provides more detailed information on radon, including the MDH brochure "Keeping Your Home Safe from Radon."

The Minnesota Radon Awareness Act does not require radon testing or mitigation. However, many relocation companies and lending institutions, as well as home buyers, require a radon test when purchasing a house. The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.



## Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. This publication is being provided by the seller in order to meet a requirement of the Act. In addition, before signing a purchase agreement to sell or transfer residential real property, the seller shall disclose in writing to the buyer any knowledge the seller has of radon concentrations in the dwelling.

The disclosure shall include:

1. whether a radon test or tests have occurred on the property;
2. the most current records and reports pertaining to radon concentrations within the dwelling;
3. a description of any radon concentrations, mitigation, or remediation;
4. information regarding the radon mitigation system, including system description and documentation, if such system has been installed in the dwelling; and
5. a radon warning statement.

### Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause overall. The seller of any interest in residential real property is required to provide the buyer with any information on radon test results of the dwelling."

## Radon Facts

### How dangerous is radon?

Radon is the number one cause of lung cancer in non-smokers and the second leading cause of lung cancer overall, next to tobacco smoking. Thankfully, much of this risk can be prevented through testing and taking action to reduce high levels of radon gas when and where they are found. Your risk for lung cancer increases with higher levels of radon gas, prolonged exposure and whether or not you are a smoker.

### Where is your greatest exposure to radon?

Radon is present everywhere, and there is no known safe level. Your greatest exposure is where it can concentrate indoors and where you spend most of your time. For most Minnesotans, this is at home. Whether a home is old or new, well-sealed or drafty, with or without a basement, any home can have high levels of radon.



### Where does radon seep from?

Radon comes from the soil. It is produced by the natural decay of uranium and radium commonly found in nearly all soils in Minnesota. As a gas, radon moves freely through the soil and eventually into the air you breathe. Our homes tend to draw soil gases, including radon, into the structure.

### I have a new home, aren't radon levels reduced already?

Homes built in Minnesota since June 2008 are required to contain construction features that may limit radon entry. These features are known as passive Radon Resistant New Construction (RRNC). While these passive RRNC features may lower the amount of radon in newer homes, it does not guarantee low levels. It is recommended all new homes be tested for radon, and if elevated levels are found, these passive RRNC features can be easily and inexpensively activated with the addition of a radon fan in the attic. If you are buying a new home, ask if the home has any RRNC features and if the home has been tested.


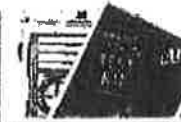

### What is the recommended action based on my results?

If the average radon in the home is at or above 4.0 pCi/L, the lease should be fixed. Consider fixing the home if radon levels are between 2 pCi/L and 3.9 pCi/L. While it isn't possible to reduce radon to zero, the best approach is to reduce the radon levels to as low as reasonably achievable. Any amount of radon, even below the recommended action level, carries some risk.



**How are radon tests conducted in real estate transactions?**

Because of the unique nature of real estate transactions, involving multiple and financial interests, there are special protocols for radon testing.

 <p><b>Continuous Radon Monitor</b></p>	 <p><b>Simultaneous Short-Term Testing</b></p>	 <p><b>Sequential Short-Term Testing</b></p>
<p><b>Fastest</b></p> <p>Test is completed by a certified contractor with a calibrated CRM for a minimum of 48 hours.</p> <p>Test report is analyzed to ensure that it is a valid test.</p>	<p><b>Second fastest</b></p> <p>Two short-term test kits are used at the same time, placed 6-12 inches apart, for a minimum of 48 hours.</p> <p>Test kits are sent to the lab for analysis.</p> <p>The two test results are averaged to get the radon level.</p>	<p><b>Slowest</b></p> <p>One short-term test is performed for a minimum of 48 hours.</p> <p>Test kit is sent to lab for analysis.</p> <p>Another short-term kit is used in the same place as the first, started right after the first test is taken down. Test is performed for a minimum of 48 hours.</p> <p>Test kit is sent to the lab for analysis.</p> <p>The two test results are averaged to get the radon level.</p>

**Testing**

**Be aware of testing conditions when testing**

Be aware that any test lasting less than three months requires closed-house conditions.

**Closed-house Conditions:** Mean keeping all windows and doors closed, except for normal entry and exit.

**Before Testing:** Begin closed-house conditions at least 12 hours before the start of the radon test.

**During Testing:** Maintain closed-house conditions during the entire duration of the short term test. Operate home heating or cooling systems normally during the test.

**Where the test should be conducted**

Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. In Minnesota, this is typically in the basement, whether it is finished or unfinished.

The test kit should be placed:

- two to six feet above the floor
- at least three feet from exterior walls
- four inches away from other objects
- in a location where it won't be disturbed
- not in enclosed areas
- not in areas of high heat or humidity

If the house has multiple foundation types, it is recommended that each of these be tested. For instance, if the house has one or more of the following foundation types—basement, crawl space, slab-on-grade—a test should be performed in the basement and in at least one room over the crawlspace and one room with a slab-on-grade area.

**Who should conduct radon testing in real estate transactions?**

All radon tests should be conducted in accordance with national radon measurement protocols, by a certified and MDH-listed professional. This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon web site. A seller may have previously conducted testing in a property. If the test result is at or above the action level, the home should be mitigated.

**Radon Mitigation**

**Lowering radon in existing homes – Radon Mitigation**

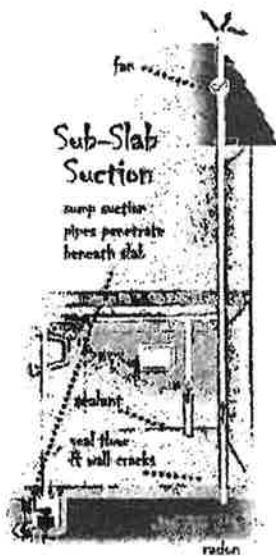
When elevated levels of radon are found, they should be mitigated. Elevated radon concentrations can be easily reduced by a nationally certified and MDH-listed radon mitigation professional. A list of these radon mitigation professionals can be found at MDH's Radon web site.

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the EPA action level of 4.0 pCi/L. A quality radon reduction (mitigation) system is often able to reduce the annual average radon level to below 2.0 pCi/L.

Active sub-slab suction (also called sub-slab depressurization, or SSD) is the most common and usually the most reliable type of system because it draws radon-filled air from beneath the house and vents it outside. There are standards of practice that need to be followed for the installation of these systems. More information on radon mitigation can be found at the MDH Radon website.

**After a radon reduction system is installed**

Perform an independent short-term test to ensure that the reduction system is effective. Make sure the radon system is operating during the entire test. Once a confirmatory radon test shows low levels of radon in the home, be sure to retest the house every two years to confirm continued radon reduction.



Contact the MDH Radon Program if you are uncertain about anything regarding radon testing or mitigation.

The MDH Radon Program can provide:

- Information about radon health effects, radon testing and radon mitigation;
- Names of trained, certified and MDH-listed radon professionals;

**MDH Radon Program**

625 Robert St. N  
P.O. Box 64875  
St. Paul, MN 55184-0875  
(651) 201-4601  
1(800) 798-9050



Email: [health.indoorair@state.mn.us](mailto:health.indoorair@state.mn.us)  
Web: [www.health.state.mn.us/radon](http://www.health.state.mn.us/radon)

10/2013 ICR 141-3722

