

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

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1. Date _____
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
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 herein (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. **INSTRUCTION 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 218 Upper Lea Lane,

34. City of Long Lake, 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 July 2000 did you ☐ Acquire ☐ Build the home?
(Check one.)

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

38. Location of Abstract: unknown

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

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

49. Property located at 218 Upper Lea Lane Long Lake
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. _____

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.

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?

(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)? Leak, roof was replaced
86. @ my expense
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? 2001

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

92. Property located at 218 Upper Lee Lane Long Lake

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, retaining wall, general finishing.)

☐ Yes

☐ No

100. If "Yes," please explain: non-bearing walls removed to expand

101. great room

102. (c) Are you aware of any work performed on the property for which 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 2 terrier dogs & 1 cat and number _____

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

block

112.

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

114. (a) cracked floor/walls

☒ Yes

☒ No

(e) leakage/seepage

☐ Yes

☒ No

115. (b) drain tile problem

☐ Yes

☒ No

(f) sewer backup

☐ Yes

☒ No

116. (c) flooding

☐ Yes

☒ No

(g) wet floors/walls

☐ Yes

☒ No

117. (d) foundation problem

☐ Yes

☒ No

(h) other

☐ Yes

☒ No

118. Give details to any questions answered "Yes": See Attached Engineer Report.

119.

120.

121. (8) THE ROOF:

122. (a) what is the age of the roofing material?

123. Home: 2006 years Garage(s)/Outbuilding(s): 2015 years

124. (b) has there been any interior or exterior damage?

☐ Yes

☒ No

125. (c) has there been interior damage from ice buildup?

☒ Yes

☐ No

126. (d) has there been any leakage?

☒ Yes

☐ No

127. (e) have there been any repairs or replacements made to the roof?

☒ Yes

☐ No

128. Give details to any questions answered "Yes": Leak in roof repaired

129. New Roof in 2006

130.

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133. Property located at 218 Upper Lea Lane Long Lake

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

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

136. (b) cracks/damage? ☐ Yes ☒ No

137. (c) leakage/seepage? ☐ Yes ☒ No

138. (d) other? ☐ Yes ☒ No

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

140. _____

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

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

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

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

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

182. Property located at 218 Upper Lea Lane Long Lake

183. Are there any items or systems on the property connected or controlled wirelessly, via internet protocol ("IP"), to
184. a router or gateway or directly to the cloud? ☐ Yes ☒ No

185. Comments regarding issues in Section C: _____

186. _____

187. D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

189. Seller certifies that Seller ☐ DOES ☒ DOES NOT know of a subsurface sewage treatment system on or serving
(Check one.)

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

192. ☐ There is an abandoned subsurface sewage treatment system on the above-described real property.

193. (See Disclosure Statement: Subsurface Sewage Treatment System.)

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

195. (Check appropriate box.)

196. ☒ Seller certifies that Seller does not know of any wells on the above-described real property.

197. ☐ Seller certifies there are one or more wells located on the above-described real property.

198. (See Disclosure Statement: Well.)

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

201. If "Yes":

202. (1) How many properties or residences does the shared well serve? _____

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

204. If "Yes," what is the annual maintenance fee? \$ _____

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

206. F. PROPERTY TAX TREATMENT:

207. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)

208. There ☐ IS ☒ IS NOT an exclusion from market value for home improvements on this property. Any
(Check one.)

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

212. Additional comments: _____

213. _____

214. Preferential Property Tax Treatment

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

216. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,
217. Non-Profit Status)

☐ Yes ☒ No

218. If "Yes," would these terminate upon the sale of the property? ☐ Yes ☒ No

219. Explain: _____

220. _____

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223. Property located at 218 Upper Lea Lane Long Lake

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

227. Seller represents that Seller ☐ IS ☒ IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,
(Check one.)
228. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall
229. survive the closing of any transaction involving the property described herein.

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

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

240. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

242. ☒ Seller is not aware of any methamphetamine production that has occurred on the property.

243. ☐ Seller is aware that methamphetamine production has occurred on the property.

244. (See Disclosure Statement: Methamphetamine Production.)

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

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

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

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

257. Are you aware of any human remains, burials, or cemeteries located on the property? ☐ Yes ☒ No

258. If "Yes," please explain: _____

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

262. **L. ENVIRONMENTAL CONCERNS:** The following questions are to be answered to the best of Seller's knowledge.

263. Animal/Insect/Pest Infestations? ☐ Yes ☒ No Lead? (e.g., paint, plumbing) ☐ Yes ☒ No

264. Asbestos? ☐ Yes ☒ No Mold? ☐ Yes ☒ No

265. Diseased trees? ☐ Yes ☒ No Soil problems? ☐ Yes ☒ No

266. Formaldehyde? ☐ Yes ☒ No Underground storage tanks? ☐ Yes ☒ No

267. Hazardous wastes/substances? ☐ Yes ☒ No

268. Other? _____ ☐ Yes ☐ No

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

271. Property located at 218 Upper Lea Lane Long Lake.
272. Are you aware if there are currently, or have previously been, any orders issued on the property by any governmental
273. authority ordering the remediation of a public health nuisance on the property? ☐ Yes ☒ No
274. If answer above is "Yes," seller certifies that all orders ☐ HAVE ☐ HAVE NOT been vacated.
----- (Check one.) -----
275. Please provide clarification or further explanation for all applicable "Yes" responses in Section L.
276. _____
277. _____

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

279. RADON WARNING STATEMENT: The Minnesota Department of Health strongly recommends that ALL
280. homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having
281. the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily
282. be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.
283. Every buyer of any interest in residential real property is notified that the property may present exposure to
284. dangerous levels of indoor radon gas that may place occupants at risk of developing radon-induced lung cancer.
285. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading
286. cause overall. The seller of any interest in residential real property is required to provide the buyer with any
287. information on radon test results of the dwelling.
288. RADON IN REAL ESTATE: By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
289. Department of Health's publication entitled *Radon in Real Estate Transactions*, which is attached hereto and
290. can be found at www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.
291. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts
292. pertaining to radon concentrations in the property, is liable to the Buyer. A buyer who is injured by a violation of MN
293. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by
294. the court. Any such action must be commenced within two years after the date on which the buyer closed the
295. purchase or transfer of the real property.
296. SELLER'S REPRESENTATIONS: The following are representations made by Seller to the extent of Seller's actual
297. knowledge.
298. (a) Radon test(s) ☐ HAVE ☒ HAVE NOT occurred on the property.
----- (Check one.) -----
299. (b) Describe any known radon concentrations, mitigation, or remediation. NOTE: Seller shall attach the most
300. current records and reports pertaining to radon concentration within the dwelling:
301. _____
302. _____
303. (c) There ☐ IS ☒ IS NOT a radon mitigation system currently installed on the property.
----- (Check one.) -----
304. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system
305. description and documentation.
306. _____
307. _____
308. EXCEPTIONS: See Section R for exceptions to this disclosure requirement.

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

311. Property located at 218 Upper Lea Lane Long Lake.312. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
313. Seller's knowledge.314. **Notices:** Seller ☐ HAS ☒ HAS NOT received a notice regarding any proposed improvement project from any
315. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach
316. and/or explain: _____
317. _____318. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
319. ordinary buyer's use or enjoyment of the property or any intended use of the property? ☐ Yes ☒ No320. If "Yes," explain: _____
321. _____322. **O. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect
323. many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving
324. the home.

325. Examples of exterior moisture sources may be:

- 326. • improper flashing around windows and doors,
- 327. • improper grading,
- 328. • flooding,
- 329. • roof leaks.

330. Examples of interior moisture sources may be:

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

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

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

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

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

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

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

361. Property located at 218 Upper Lea Lane Long Lake

362. **Q. ADDITIONAL COMMENTS:**

363.

364.

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

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

367. (1) real property that is not residential real property;
368. (2) a gratuitous transfer;
369. (3) a transfer pursuant to a court order;
370. (4) a transfer to a government or governmental agency;
371. (5) a transfer by foreclosure or deed in lieu of foreclosure;
372. (6) a transfer to heirs or devisees of a decedent;
373. (7) a transfer from a co-tenant to one or more other co-tenants;
374. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
375. (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.

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

384. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers

385. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

386. **Waiver:** The written disclosure required under sections 513.52 to 513.60 may be waived if Seller and the

387. prospective Buyer agree in writing. Waiver of the disclosure required under sections 513.52 to 513.60 does not

388. waive, limit or abridge any obligation for seller disclosure created by any other law.

389. **No Duty to Disclose:**

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

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

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

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

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

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

400. located or the Department of Corrections.

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

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

403. D. **Inspections.**

404. (1) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real
405. property if a written report that discloses the information has been prepared by a qualified third party
406. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
407. federal, state or local governmental agency, or any person whom Seller or prospective buyer reasonably
408. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
409. or investigation that has been conducted by the third party in order to prepare the written report.
410. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
411. 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**

412. Page 10

413. THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.414. Property located at 218 Upper Lea Lane Long Lake.**415. S. SELLER'S STATEMENT:**416. *(To be signed at time of listing.)*

417. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing
 418. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
 419. in connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement
 420. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the
 421. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the
 422. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the
 423. prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

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

428.


(Seller) TODD GRAMS6/22/16
(Date)
(Seller) RACHEL GRAMS6.22.16
(Date)**429. T. BUYER'S ACKNOWLEDGEMENT:**430. *(To be signed at time of purchase agreement.)*

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

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

436.

(Buyer)_____
(Date)_____
(Buyer)_____
(Date)

437. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HEREIN AND ARE**
 438. **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.

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FAX 651 779-7114
www.criterium-schimnowskd.com

July 21, 2016

Todd Grams
218 Upper Lea Lane
Long Lake, MN 55356

Re: Limited Visual Structural Inspection
Project Location: 218 Upper Lea Lane, Long Lake, Minnesota
Criterium File No.: 16-2292

Dear Mr. Grams:

At your request, a limited visual structural inspection of the above property has been completed. The report that follows has been prepared based on that inspection. This inspection was performed by Paul Schimnowski, PE.

My work includes the following:

1. Visual observations during a physical walk-through on July 21, 2016.
2. Observe factors influencing the performance of the structure.
3. Provide a written report containing the following:
 - a. Scope of services.
 - b. Observations, site characteristics, and data deemed pertinent by me.
 - c. Discussion of major structural factors influencing the performance of this house.
 - d. Conclusions and any recommendations for further investigation and remedial or preventative measures.
 - e. You asked me to pay special attention to: the cracked and displaced foundation wall near the northeast corner of the attached garage.

I have prepared the following summary of the condition of the major structural systems of the building including specific items that have been noted as well as recommendations to address those items.

SUMMARY

The overall structural condition of the attached garage is considered to be good when compared to others of similar age and construction type. Some repairs are recommended.

SPECIFIC ITEMS NOTED & ASSOCIATED RECOMMENDATIONS:

1. The foundation wall of the attached garage near the northeast corner is cracked and displaced. The cracks and displacement likely happened soon after construction. No recent movement is reported or observed.
The exterior cracks should be sealed to prevent water intrusion. As with all foundation wall cracks, the existing cracks in the foundation wall should be monitored for

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STRUCTURAL EVALUATIONS
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218 Upper Lea Lane, Long Lake, Minnesota
July 21, 2018
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additional movement. A good way to do this would be to take measurements at several spots along existing crack periodically. A photographic record can also be useful. Please note that cracks will vary throughout the year due to temperature and humidity changes. If this gap increases by more than $\frac{1}{4}$ ", further evaluation is recommended.

RECOMMENDATIONS FOR ALL HOUSES:

1. Verify that grading adequately directs all surface water to flow away from the house.
2. Maintain gutter/downspout water control system to be sure that all gutters are unplugged and flowing properly and all downspouts are directed to flow away from the house.
3. In addition to specific issues noted, the integrity of the entire building envelope should be verified and maintained to eliminate water intrusion into the structure. The house envelope includes such features as roofing, flashing, siding, and trim.

DESCRIPTION OF TERMS

Terms used in this report to describe the condition of observable components and systems are listed and defined below. It should be noted that a term applied to an overall system does not preclude that a part or a section of the system or component may be in different condition:

- Excellent-** Component or system is in "as new" condition, requiring no rehabilitation, and should perform in full accordance with expected performance.
- Good-** Component or system is sound and performing its function. Although it may show signs of normal wear and tear, some minor rehabilitation work may be required.
- Fair-** Component or system falls into one or more of the following categories: a) Evidence of previous repairs not in compliance with commonly accepted standards, b) Workmanship not in compliance with commonly accepted standards, c) Component or system is obsolete, d) Component or system approaching end of expected performance. Repair or replacement is required to prevent further deterioration or to prolong expected life.
- Poor-** Component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its expected performance, excessive deferred maintenance, or state of disrepair. Present condition could contribute or cause the deterioration of other adjoining elements or systems. Repair or replacement is required.

SCOPE OF SERVICES and LIMITATIONS (See also, Terms and Conditions below)

The purpose of this inspection and report is to evaluate the current condition of the structural system of this building and to determine what, if any, significant maintenance, repairs, and/or replacement to this system might be expected within the next few years.

The report is not to be considered a guarantee of condition and no warranty is implied.

This scope of this inspection does not include a comprehensive evaluation for code compliance, governmental regulation compliance, fire safety, or hazardous materials in or around this building. It does not include an inspection of heating, cooling, plumbing and electrical systems or repair designs. Indoor air quality is a growing concern. Mold and mildew, fostered by moisture accumulation, can lead to respiratory discomfort and aggravate allergies and other respiratory conditions. Inspecting for mold is not included in the scope of a structural inspection. Evidence of any moisture-related problems in the home is not always visible. We cannot be responsible for any such conditions that might be discovered later. This report is



218 Upper Lea Lane, Long Lake, Minnesota
July 21, 2016
Page 3 of 5

not a termite inspection and no responsibility is assumed for any damage caused by wood-destroying organisms. However, if damage is encountered as part of the inspection, however caused, it has been reported.

This report is based on an examination of the structural system and is an opinion about the condition of the structural system of the building. It is based on evidence available during a diligent inspection of all reasonably accessible areas. No surface materials were removed, no destructive testing undertaken, nor furnishings moved. This report is not an exhaustive technical evaluation. Specifically, this report is meant to evaluate the attic framing, the property drainage, and structural columns and/or posts. Examination of the exterior veneer, exterior siding, interior walls, trim, windows, doors or frames is completed only to see if any signs of differential movement are present and not to render an opinion of the condition of these items. Issues concerning the veneer, siding, trim, windows, doors or frames, or any associated rot, caulking, etc., are not included in the scope of a structural inspection and, if we address any of these items in our report, it is only as a courtesy and should not be considered an opinion of these items or an all-inclusive list of deficiencies

As Professional Engineers, it is our responsibility to evaluate available evidence relevant to the purpose of this inspection. We are not, however, responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection.

No building is perfect. As you read this report, pay particular attention to our notes that often our observations and recommendations are typical of many structures we inspect.

DESCRIPTION OF STRUCTURE

This building is an attached garage with wood and vinyl sided exterior. There is an asphalt/fiberglass shingle roofing surface. There is not a basement under the garage slab. The garage faces west.

For purposes of this report, all directions (left, right, rear, etc.) are taken from the viewpoint of an observer standing in front of the building and facing it.

Our evaluation of this structure is based on many indirect observations. We cannot see most of the framing. We look for cracks, bulges, and other evidence of distress or deterioration to help us evaluate the condition. As with any limited inspection, it is possible that there are structural deficiencies that cannot be known. The following areas were inaccessible or not visible, and this limited the extent of our structural inspection:

- Portions of the attic area
- Most of the foundation system and slab (underground and/or concealed due to finished conditions)
- Wall and floor framing (concealed)

DOCUMENT REVIEW

No documents were provided as part of this evaluation.

ROT

Based on available evidence in accessible areas, there is no rot noted.



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July 21, 2016
Page 4 of 5

In addition, it should not be assumed that no rot exists in any of the inaccessible areas. Rot can result from moisture accumulating underneath the siding, behind trim, or within wall cavities should the normal drying process be restricted by insulation or other obstacles.

WOOD-DESTROYING INSECT ACTIVITY

Based on evidence available in accessible areas, there is no significant structural damage from wood-destroying organisms.

Although no evidence of wood destroying organism activity in action is reported, because of the insidious habits of these organisms, no responsibility is assumed for such conditions that may exist, or may be starting, and was not visible. Further, this report is not a warranty or guarantee that there are no wood-destroying organisms, but an inspection report.

INTERIOR

Some plaster/sheetrock cracking is noted in the attached garage which is typical for houses in this climate and due to seasonal temperature and humidity change. The concrete slab was not evaluated as part of this inspection.

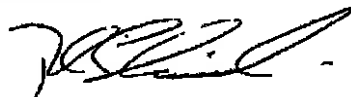
CONCLUSION

In summary, I consider the structural condition of this house to be good when compared to others of similar age and construction type.

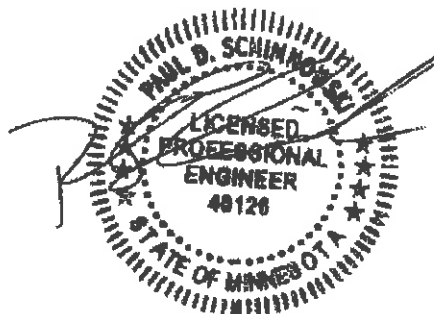
This report has been prepared in strict confidence with you as our client. No reproduction or re-use is permitted without express written consent. Further, we will not release this report to anyone without your permission.

Many things have been discussed in this report. However, we realize that there may still be other things of interest to you that have not been discussed. Therefore, we encourage you to call with any additional questions you may have. Thank you for the opportunity to be of assistance to you.

Sincerely,



Paul Schimnowski, P.E.
PE #40126 (Minnesota)



218 Upper Lea Lane, Long Lake, Minnesota
July 21, 2016
Page 5 of 5

TERMS AND CONDITIONS

This report is expressly made subject to the following terms and conditions to which all persons that receive and rely thereon agree:

1. STANDARD OF SERVICE: Services performed by ENGINEER under this agreement shall be performed in a manner consistent with the skill and care ordinarily used by members of the engineering profession practicing under similar conditions at the time and in the locality the services are performed.

- Client recognizes that interpretations and recommendations of ENGINEER are based solely on the information available to the company.
- ENGINEER will be responsible for those interpretations and recommendations, but shall not be responsible for the interpretation by others of the information developed.
- Services provided reflect the professional judgment of ENGINEER, to the best of ENGINEER's knowledge, information, and belief as of the date hereof.
- No other warranty or guarantee, express or implied, is made.

2. SCOPE OF SERVICE: Services performed by ENGINEER are expressly limited by the scope of services ENGINEER has been employed by Client to perform.

- Our observations were non-destructive, and limited to those portions of the facility that could be visually examined without excavation, removing surface finishes, disassembling equipment, or removing finishes, furnishings and equipment.
- Our scope of services did not include an exhaustive technical investigation. No material sampling, analytic tests, precise measurements or engineering calculations were performed.
- We did not determine whether the facility and its operation or use conform to any building codes, or regulations, or restrictions that may be enforced within the jurisdiction.
- Probable cost estimates figures, if provided, are based on statistical construction records, past project experience, and judgment. The actual cost will vary based on economic and bidding conditions. We recommend that the actual be determined by obtaining competitive bids.
- The parties acknowledge that ENGINEER's scope of services does not include any services related to Molds or Hazardous Environmental Condition (the presence of asbestos, PCBs, petroleum, hazardous substances or waste, and radioactive materials). If, however, during the inspection, we knowingly encounter such substances, we will notify you of the presence of these substances without accepting any liability whatsoever for any damage or harm caused by the substances. It is your responsibility to determine if further testing is required and to retain an independent, qualified professional to perform such tests.

3. In the event that construction work is involved, it is understood that the Contractor, not ENGINEER, is responsible for the construction of the project, and that ENGINEER is not responsible for the acts or omissions of any contractor, subcontractor or material supplier, for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

4. OWNERSHIP OF DOCUMENTS: All reports, field data, field notes, calculations, estimates and other documents ('reports') prepared by Engineer, as instruments of service, shall remain the property of Engineer. Client agrees that all reports furnished to Client or his agents, which are not paid for, will be returned upon demand and will not be used by Client for any purpose whatever. ENGINEER will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to Client at all reasonable times.

5. TERMINATION: This agreement may be terminated by either party by written notice. In the event of termination, ENGINEER shall be paid for services performed and expenses incurred up to the termination notice date. Neither Client nor ENGINEER may delegate, assign, sublet or transfer his/her duties or interest in this Agreement without the written consent of the other party.

6. To the fullest extent permitted by law, Client and ENGINEER (1) waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this report, (2) agree that ENGINEER's total liability to Client shall be limited to the total amount of compensation received by ENGINEER, and (3) if an action is brought against the ENGINEER and the ENGINEER prevails, ENGINEER shall be entitled to recover costs and expenses, including reasonable attorneys' fees and costs.

Location
218 Upper Lea Lane,
Long Lake, MN

Photos Taken by:
Paul D Schimnowski,

Inspection Date:
July 21, 2016

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1 Front/west side of house.



2 Rear/east side of attached garage.



3 Foundation wall cracks on north side of garage. Not a structural issue at this time.



4 Measurement photo of NE foundation wall displacement.



5 Measurement photo of NE foundation wall cracks.



6 Measurement photo of NE foundation wall cracks.

Location
218 Upper Lea Lane,
Long Lake, MN

Photos Taken by:
Paul D Schimnowski,

Inspection Date:
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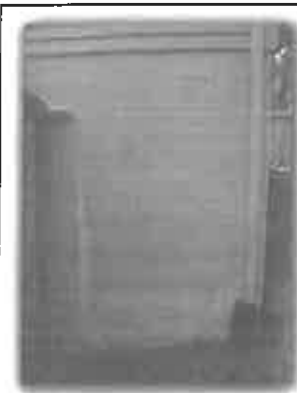
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7 Measurement photo of NE foundation wall displacement.



8 View along north foundation wall of attached garage. Some displacement noted.



9 Foundation wall cracks on east side of attached garage. Not a structural issue at this time.



10 Measurement photo of NE foundation wall cracks.



11 Measurement photo of NE foundation wall cracks.



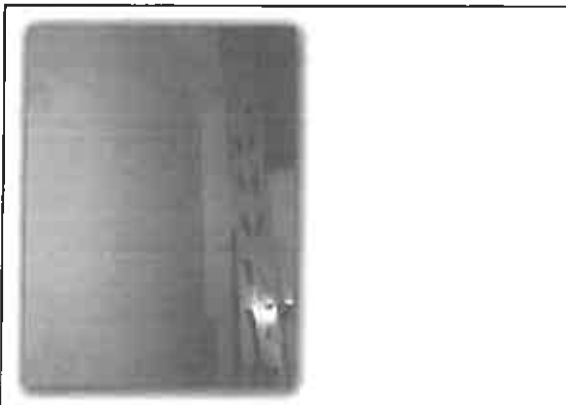
12 Measurement photo of foundation wall crack on east wall of garage.

Location
*218 Upper Lea Lane,
Long Lake, MN*

Photos Taken by:
Paul D Schimnowski,

Inspection Date:
July 21, 2016

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- 13** No indications of framing movement at northeast corner of garage interior.



- 14** Gap along edge of concrete garage floor is not a structural issue.