

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

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1. Date 8-29-10

2. Page 1 of 11 pages

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

4. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed by MN Statutes. See *Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the transaction.

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.

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

21. Property located at 1742 Portland Avenue

22. City of St. Paul, County of Ramsey, State of Minnesota.

23. A. GENERAL INFORMATION:

24. (1) When did you **Acquire** **Build** the home? 1986
(Check one.)

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

26. Location of Abstract: OWNER

27. To your knowledge, is there an existing Owner's Title Insurance Policy? Yes No

28. (3) Have you occupied this home continuously for the past 12 months? Yes No

29. If "No," explain: _____

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

31. (5) To your knowledge, is the property located in a designated flood plain? Yes No

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

33. (7) Is the property located on a public or a private road? **Public** **Private**

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

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

37. Are you aware of any

38. (9) encroachments? Yes No

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

40. (11) easements, other than utility or drainage easements? Yes No

42. (12) Comments: _____

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

MN: SPDS-1 (8/09)

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

46. Property located at 1742 Portland Avenue St. Paul

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

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

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

51. _____

52. _____

53. _____

54. (2) (a) Has/Have the structure(s) been altered?
55. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No

56. If "Yes," please specify what was done, when and by whom (owner or contractor):
57. BEAMS ADDED IN 2ND FLOOR LIVING ROOM TO SHORTEN SPAN
58. BETWEEN CEILING JOISTS. BEAM ADDED IN DINING ROOM -
59. SAME PURPOSE. DORMER ADDED.

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

62. If "Yes," please explain: ELECTRICAL SERVICE UPDATED. PLUMBING
63. UPDATED W/NEW 1 1/2" WATER LINE FROM STREET.
64. NEW FORCED AIR FURNACE + A/C ADDED TO
65. 3RD FLOOR.

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

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

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

69. _____

70. _____

71. _____

72. (4) Are you aware of any insect/animal/pest infestation? Yes No

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

74. If "Yes," indicate type RENTER HAS CATS. WE HAD A and number 2 + 1
CAT FOR 3 YRS 1987-90

75. (6) Comments: _____

76. #72 - WE HAD ANTS AFTER AN APPLE TREE WAS REMOVED
77. IN ~ 2001-02. NO REOCCURENCE AFTER ORKIN
78. TREATED THE HOUSE.

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

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80. Page 3

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

82. Property located at 1742 Portland Avenue St. Paul

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

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

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

- | | | | | | | |
|-----|-------------------------|---|--|----------------------|---|--|
| 87. | (a) cracked floor/walls | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | (e) leakage/seepage | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 88. | (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 |
| 89. | (c) flooding | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (g) wet floors/walls | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 90. | (d) foundation problem | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | (h) other | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

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

92. BASEMENT WALLS GET DAMP, BUT NO WET FLOORS.

93. _____

94. _____

95. _____

96. _____

97. _____

98. _____

99. _____

100. _____

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

102. (a) what is the age of the roofing material? 2010 ~~years~~
103. (b) has there been any interior or exterior damage? Yes No
104. (c) has there been interior damage from ice buildup? Yes No
105. (d) has there been any leakage? Yes No
106. (e) have there been any repairs or replacements made to the roof? Yes No

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

108. NEW METAL ROOF BEING INSTALLED (9/2010) OVER
109. 24 YEAR OLD SHINGLE ROOF. OLD ROOF WAS TORN
110. OFF BEFORE NEW ROOF WENT ON 24 YRS AGO.

111. _____

112. d) LEAKAGE EVIDENT IN 2ND FLOOR SUN ROOM.
113. SEE PAGES 10 + 11.

114. _____

115. _____

116. _____

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

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

120. Property located at 1742 Portland Avenue St. Paul

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

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

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

	In Working Order			In Working Order			In Working Order	
	Yes	No		Yes	No		Yes	No
128. Air-conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
129. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input checked="" type="checkbox"/> Window			Heating system (central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV antenna system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
130. Air exchange system	<input type="checkbox"/>	<input type="checkbox"/>	Heating system (supplemental)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV cable system	<input checked="" type="checkbox"/>	<input type="checkbox"/>
131. Carbon Monoxide Detector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish	<input type="checkbox"/>	<input type="checkbox"/>
132. Ceiling fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
133. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver	<input type="checkbox"/>	<input type="checkbox"/>
134. Doorbell	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
135. Drain tile system	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
136. Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pool and equipment	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137. Electrical system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water treatment system	<input type="checkbox"/>	<input type="checkbox"/>
138. Exhaust system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
139. Fire sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
140. Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	Window treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
141. Fireplace mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Wood burning stove	<input type="checkbox"/>	<input type="checkbox"/>
142. Furnace humidifier	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
143. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
144. Garage door opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
145. Garage auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
146. GDO remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other	<input type="checkbox"/>	<input type="checkbox"/>
147. Comments: _____								
148. _____								

149. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

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

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

154. There is a subsurface sewage treatment system on or serving the above-described real property.
155. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

156. There is an abandoned subsurface sewage treatment system on the above-described real property.
157. (See *Subsurface Sewage Treatment System Disclosure Statement*.)

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

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

161. Property located at 1742 Portland Avenue St. Paul

162. **F. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 1031.235.)
163. (Check appropriate box.)

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

165. Seller certifies there are one or more wells located on the above-described real property.
166. (See Well Disclosure Statement.)

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

168. To your knowledge, is this property in a Special Well Construction Area? Yes No

169. G. PROPERTY TAX TREATMENT:

170. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 16.)
171. (Check appropriate box.)

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

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

176. Additional comments: _____

177. _____

178. _____

179. Preferential Property Tax Treatment

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

181. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve) Yes No

182. If "Yes," would these terminate upon the sale of the property? Yes No

183. Explain: _____

184. _____

185. _____

186. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

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

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

189. Seller is aware that methamphetamine production has occurred on the property.
190. (See Methamphetamine Production Disclosure Statement.)

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

196. J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:

197. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
198. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
199. sale of the home.

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

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

203. Property located at 1742 Portland Avenue St. Paul

204. K. CEMETERY ACT:

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

208. To your knowledge, are you aware of any human remains, burials or cemeteries located
209. on the property? Yes No

210. If "Yes," please explain: _____

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

215. L. ENVIRONMENTAL CONCERNS:

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

- 218. Asbestos? PIPE WRAP Yes No Mold? Yes No
- 219. Diseased trees? Yes No Radon? Yes No
- 220. Formaldehyde? Yes No Soil problems? Yes No
- 221. Hazardous wastes/substances? Yes No Underground storage tanks? Yes No
- 222. Lead? (e.g., paint, plumbing) Yes No Other? Yes No

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

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

226. Give details to any question answered "Yes": BASEMENT SHOWS SOME EVIDENCE
227. OF MOLD.

228. _____

229. M. OTHER DEFECTS/MATERIAL FACTS:

230. Are you aware of any other material facts that could adversely and significantly affect an ordinary buyer's use or
231. enjoyment of the property or any intended use of the property? Yes No

232. If "Yes," explain below: SEE PAGES 10 + 11

233. _____

234. _____

235. _____

236. N. ADDITIONAL COMMENTS:

237. _____

238. _____

239. _____

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

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

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

246. Examples of exterior moisture sources may be

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

251. Examples of interior moisture sources may be

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

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

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

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

273. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota
274. Association of REALTORS® web site at www.mnrealtor.com.

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

MN: SPDS-7 (8/09)

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

278. Property located at 1742 Portland Avenue St. Paul

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

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

286. Q. SELLER'S STATEMENT:

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

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

291. [Signature] 8/29/10
(Seller) (Date)

[Signature] 8/29/2010
(Seller) (Date)

292. R. BUYER'S ACKNOWLEDGEMENT:

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

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

296. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

297. S. SELLER'S ACKNOWLEDGMENT:

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

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

301. _____
302. _____
303. _____
304. _____
305. _____

306. _____ (Seller) _____ (Date) _____ (Seller) _____ (Date)

307. For purposes of the seller disclosure requirements of MN Statutes 513.52 through 513.60:
308. "Residential real property" or "residential real estate" means property occupied as, or intended to be occupied as, a
309. single-family residence, including a unit in a common interest community as defined in MN Statute 515B.1-103, clause
310. (10), regardless of whether the unit is in a common interest community not subject to chapter 515B.
311. The seller disclosure requirements of MN Statutes 513.52 through 513.60 apply to the transfer of any interest in
312. residential real estate, whether by sale, exchange, deed, contract for deed, lease with an option to purchase or any
313. other option.

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

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

317. Exceptions

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

- 319. (1) real property that is not residential real property;
- 320. (2) a gratuitous transfer;
- 321. (3) a transfer pursuant to a court order;
- 322. (4) a transfer to a government or governmental agency;
- 323. (5) a transfer by foreclosure or deed in lieu of foreclosure;
- 324. (6) a transfer to heirs or devisees of a decedent;
- 325. (7) a transfer from a cotenant to one or more other cotenants;
- 326. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
- 327. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
- 329. (10) a transfer of newly constructed residential property that has not been inhabited;
- 330. (11) an option to purchase a unit in a common interest community, until exercised;
- 331. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
- 332. (13) a transfer to a tenant who is in possession of the residential real property; or
- 334. (14) a transfer of special declarant rights under section 515B.3-104.

335. Waiver

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

339. No Duty to Disclose

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

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

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

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

353. D. Inspections.

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

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

1742 Portland Avenue, Saint Paul, MN 55104

When looking for a new home 24 years ago to raise our family, schools were the number one item and this house exceeded our goals being in the Central High School and Ramsey Junior High School attendance areas. We were specifically looking for a duplex. We liked the idea of an extra income stream from the rental portion helping with the mortgage payments. We also liked having another family in the building for the added security created by having someone in the building when we were away. We loved the special feel created in the Macalester/Merrian Park area in being a college neighborhood with convenient shopping and entertainment within walking distance. When we moved into our home 24 years ago we wanted to create:

- An energy efficient house
- A safe, secure and fun place to raise our family
- A home with plenty of storage and closet space

To make our house energy efficient the first thing we did was to have fiberglass insulation blown into the exterior walls from the inside of the house. This prevented the unsightly holes on the exterior you often see when brick and stucco homes are insulated from the exterior. On the third floor we insulated the rafters and exceeded an R-32 insulated roof.

While we were insulating the walls, we removed all of the dead weights from the windows on the first and second floors and blew fiberglass into the dead weight cavities. We then had all the windows milled and fitted with insulating vinyl sashes and re-glazed the windows. An added benefit of the new sashes is that it allows them to tilt into the house for easy cleaning. We installed glass block in all the basement windows for better insulating value and security. Next we replaced all the windows on the third floor. Finally, we replaced all the windows in the 1st and 2nd floor "sun rooms" with Pella windows and added baseboard heat, making them four season rooms. In fact, we used our sun room as a fourth bedroom.

We wanted to hear and see the kids playing in the backyard from the second floor, so when we remodeled the kitchen adding new cabinets, we moved the kitchen door to the top of the stairs adding the back yard window into the kitchen space. This removed the landing at the top of the stairs and by today's building codes this is not allowed. If one wished, the door could be moved to bring this up to code, but you would lose direct contact with the back yard and need to remove the built-in, fold-down table. We also added a spiral stairs to the third floor to create better occupant circulation by having two exits from the third floor. The spiral stairs are narrow and have six inch rail spacing and by today's building codes would not be allowed. The stairs can be simply removed and the railing gate permanently secured.

The basement is typical of this vintage of home with stacked limestone walls, meaning the walls may be damp at times, but we have never had a wet floor. The floor drain by

the stairs drains very slowly but a new drain ball assembly will solve that issue. To lessen moisture issues we poured concrete around the perimeter of the house to drain water away and tuck pointed the lower brick. In the summer we run a dehumidifier and fans to circulate the air. We have seen some mold at the base of the furred out walls with paper faced gypsum board, which can be replaced with non-paper gypsum board to eliminate this issue. The basement space became the after school hang out for our children and their friends. We had an under counter refrigerator for beverages and snacks. On the counter we had Nintendo games, and of course we all played a lot of ping pong.

When we insulated the third floor rafters we took the opportunity to increase storage and closet space. The porch access was converted into a walk-in closet. Occasionally we have noticed some dripping in the 2nd floor sun room. We think this is coming from the railing cap on the porch and believe the new roof and flashing on the rail cap will have solved the issue. We replaced the old furnace on the third floor with an energy efficient furnace and added air conditioning with vents into the kitchen and both bedrooms on the second floor. We also ran co-ax TV wiring and computer cabling, but later switched to wireless and we get a good connection signal throughout the house.

The back yard was a special place for our family with the generous patio space, basketball hoop on the garage, large lawn and oh those tasty raspberries with a mid and late summer crop. The back yard lawn has in-ground concrete piers for volleyball nets. We would mow the grass long to create the lines for a half volleyball court and many nights played under the security lights. As we have aged and the children grown older we have become interested in our landscaping. When we lost our huge apple tree we had black ants trying to move in, but Orkin stopped them dead in their tracks and now we have a beautiful maple tree starting to give shade to the back yard. Graduations provided great opportunities for exterior projects. Our oldest son's graduation saw the addition of the front yard landscaping with a planting berm to retain rain water in the front yard. Our middle son enjoyed the peaceful sounds of the new backyard waterfalls at his graduation party. Finally, the youngest experienced the dazzling colors from the extensive flower plantings and the lush pacasandra lawn ivy out front.

We hope you enjoy your tour and will be on the look out for the many hidden storage areas such as the space above the front stairs. On the third floor there are many including: under the bed, in the cedar chest next to the built in dresser drawers and fold-down desk, behind both closets under the eaves, behind the convenient stacked washer/dryer with fold-down counter, and the secret room behind the book shelves.

The secret room was a favorite spot for our children to play games with friends, read books and have sleepovers. It is tall enough for an adult to stand, has a telephone jack and lights. It is the first place visiting children head to when they visit to play with games and toys.