



SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 1. Date 5/07/12
2. Page 1 of 9 pages

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

4. NOTICE: This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60. 5. Under Minnesota law, Sellers of residential property, with limited exceptions listed on page nine (9), are obligated to 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. 6. 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 4152 Chicago Ave

22. City of Minneapolis, County of Hennepin, State of Minnesota.

23. A. GENERAL INFORMATION:

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

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

26. Location of Abstract:

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

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

29. If "No," explain:

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

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

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

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

34. (8) For property abutting a lake, stream or river, does the property meet the minimum local government lot size requirements? N/A 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

41. (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 (8/11)



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

46. Property located at 4152 Chicago Ave. Minneapolis, MN 55407-3145

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

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

56.

57.

58. Did you receive compensation for the claim(s)? *N/A*  Yes  No

59. If you received compensation, did you have the items repaired? *N/A*  Yes  No

60. What dates did the claim(s) occur?

61.

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

64. If "Yes," please specify what was done, when and by whom (owner or contractor):

65.

66.

67. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing,  
68. retaining wall, general finishing.) *1) Electrical line to washer & work area in basement*  Yes  No

69. If "Yes," please explain: *2) Replaced failed hot water heater installed by Lowes*  
70. *3) Replaced washing machine repair leak; No further leakage. 4) Replaced washer on toilet tank to*

71. (c) Are you aware of any work performed on the property for which *bath faucet assembly*  
72. appropriate permits were not obtained? *(Water leaked to basement floor when filling tub.)*  Yes  No

73. If "Yes," please explain:

74. *No leakage since repair*  
*6) chimney tuckpoint & cap installed*  
*7) vinyl replacement windows 2009 by Anderson Windows* *8) Regrade landscaping*

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

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

77. *1BR & carpeting removed from stairs & hardwood floor installed to BR due to general carpet wear*

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

79. If "Yes," please explain:

80.

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

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

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85. (6) Do you have or have you previously had any pets?  Yes  No

86. If "Yes," indicate type dogs and number 2

87. (7) Comments:

88.

89.

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

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

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

- |                             |   |                      |   |
|-----------------------------|---|----------------------|---|
| 94. (a) cracked floor/walls | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | (e) leakage/seepage  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 95. (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 |
| 96. (c) flooding            | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (g) wet floors/walls | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| 97. (d) foundation problem  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | (h) other            | <u>N/A</u> <input type="checkbox"/> Yes <input type="checkbox"/> No |

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

99. a) 1) basement has some areas of broken concrete on floor  
 2) basement walls had superficial cracks at sw window. walls had  
 100. spalling. walls have been resurfaced with Portland cement &  
 101. metal lath by a contractor.  
 102. g) 1) previous owners reported moist floors & walls after heavy rain, we have  
 103. not had either. However, the walls had spalling & discoloration prior  
 104. to resurfacing.  
 105. • We regraded the landscape & added a drain pipe on the north side  
 106. to reduce water next to house shortly after purchasing in 2004  
 107. (2) THE ROOF: To your knowledge, 2) Garage floor is wet after rain. Water enters  
 108. at service door.

106. (a) what is the age of the roofing material? 13 years
107. (b) has there been any interior or exterior damage?  Yes  No
108. (c) has there been interior damage from ice buildup?  Yes  No
109. (d) has there been any leakage?  Yes  No
110. (e) have there been any repairs or replacements made to the roof?  Yes  No

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

112. d) leak at NE side vent during heavy rain in 2005  
 • water leaked to 1st floor bedroom • ceiling stain was painted  
 113. • Flashing at vent was secured and cemented properly  
 114. • No further problems  
 115. 2) leak at Vermont stove chimney  
 • Flashing secured with roof cement/caulk  
 116. • No further leaks have occurred  
 117. All flashing on vents and chimney checked spring 2012 and  
 re-caulked as necessary

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

119. 3) frost was noted on the nails on the underside of the roof decking  
 within North side attic winter 2012. In spring boards were  
 120. discolored  
 • vacuumed attic & wiped boards  
 • added weather stripping to attic access to  
 reduce heat loss at the access point • No problems noted



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

121. Property located at 4152 Chicago Ave. Minneapolis, MN 55407-3145

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

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

126. **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		
129.	Air-conditioning .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating system (central) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash Compactor .....	<input type="checkbox"/>	<input type="checkbox"/>
130.	<input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window			Heating system (supplemental) .....	<input type="checkbox"/>	<input type="checkbox"/>	TV antenna system .....	<input type="checkbox"/>	<input type="checkbox"/>
131.	Air exchange system .....	<input type="checkbox"/>	<input type="checkbox"/>	Incinerator .....	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
132.	Carbon Monoxide Detector .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom .....	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish .....	<input type="checkbox"/>	<input type="checkbox"/>
133.	Ceiling fan .....	<i>N/A</i>	<input type="checkbox"/>	Lawn sprinkler system .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
134.	Dishwasher .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Microwave .....	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite receiver .....	<input type="checkbox"/>	<input type="checkbox"/>
135.	Doorbell .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
136.	Drain tile system .....	<i>N/A</i>	<input type="checkbox"/>	Pool and equipment .....	<input type="checkbox"/>	<input type="checkbox"/>	Washer .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137.	Dryer .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Tank .....	<input type="checkbox"/>	<input type="checkbox"/>	Water heater .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138.	Electrical system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			Water softener .....	<input type="checkbox"/>	<input type="checkbox"/>
139.	Exhaust system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range/oven .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
140.	Fire sprinkler system .....	<i>N/A</i>	<input type="checkbox"/>	Range hood .....	<input type="checkbox"/>	<input type="checkbox"/>	Water treatment system .....	<input type="checkbox"/>	<input type="checkbox"/>
141.	Fireplace <i>Vermont stove</i> .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned		
142.	Fireplace mechanisms .....	<i>N/A</i>	<input type="checkbox"/>	Security system .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
143.	Furnace humidifier .....	<i>N/A</i>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input checked="" type="checkbox"/> Owned			Window treatments .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
144.	Freezer .....	<i>N/A</i>	<input type="checkbox"/>	Smoke detectors (battery) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wood-burning stove .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>
145.	Garage door opener (GDO) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired) .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other .....	<input type="checkbox"/>	<input type="checkbox"/>
146.	Garage auto reverse .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar collectors .....	<input type="checkbox"/>	<input type="checkbox"/>	Other .....	<input type="checkbox"/>	<input type="checkbox"/>
147.	GDO remote .....	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump .....	<input type="checkbox"/>	<input type="checkbox"/>	Other .....	<input type="checkbox"/>	<input type="checkbox"/>
148.	Garbage disposal .....	<input type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other .....	<input type="checkbox"/>	<input type="checkbox"/>

149. Comments: \_\_\_\_\_

150. \_\_\_\_\_

**151. E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

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

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

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

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

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

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



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

163. Property located at 4152 Chicago Ave. Minneapolis, MN 55407-3145

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

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

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

168. (See Well Disclosure Statement.)

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

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

172. G. PROPERTY TAX TREATMENT:

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

174. (Check appropriate box.)

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

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

179. Additional comments:

180.

181.

182. Preferential Property Tax Treatment

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

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

185. If "Yes," would these terminate upon the sale of the property? *NIA*  Yes  No

186. Explain:

187.

188.

189. H. METHAMPHETAMINE PRODUCTION DISCLOSURE:

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

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

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

193. (See Methamphetamine Production Disclosure Statement.)

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

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

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

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

205. Property located at 4152 Chicago Ave, Minneapolis, MN 55407-3145

206. **K. CEMETERY ACT:**

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

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

211. on the property?  Yes  No

212. If "Yes," please explain:

213.

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

217. **L. ENVIRONMENTAL CONCERNS:**

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

220. Asbestos?  Yes  No Mold?  Yes  No

221. Diseased trees?  Yes  No Radon?  Yes  No

222. Formaldehyde?  Yes  No Soil problems?  Yes  No

223. Hazardous wastes/substances?  Yes  No Underground storage tanks?  Yes  No

224. Lead? (e.g., paint, plumbing)  Yes  No Other?  Yes  No

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

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

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

229. *-previous owners thought vents may have been wrapped*  
230. *with Asbestos. Prior to sale the suspect materials*  
*were removed by an abatement company*

231. **M. OTHER DEFECTS/MATERIAL FACTS:**

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

234. If "Yes," explain below:

235.

236.

237.

238. **N. ADDITIONAL COMMENTS:**

239.

240.

241.

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

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

245. Property located at 4152 Chicago Ave. Minneapolis, MN 55407-3145.

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

249. Examples of exterior moisture sources may be

- 250. • improper flashing around windows and doors,
- 251. • improper grading,
- 252. • flooding,
- 253. • roof leaks.

254. Examples of interior moisture sources may be

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

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

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

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

276. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota  
277. Association of REALTORS® web site at [www.mnrealtor.com](http://www.mnrealtor.com).

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

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

281. Property located at 4152 Chicago Ave. Minneapolis, MN 55407-3145

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

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

289. Q. SELLER'S STATEMENT:

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

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

294. Jessica Rivard Weimerskirch 5/07/12 (Seller) Mike Weimerskirch 8 MAY 12  
(Seller) Jessica Rivard Weimerskirch (Date) (Seller) Mike Weimerskirch (Date)

295. R. BUYER'S ACKNOWLEDGEMENT:

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

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

299. \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date) \_\_\_\_\_ (Buyer) \_\_\_\_\_ (Date)

300. S. SELLER'S ACKNOWLEDGMENT:

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

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

304.

305.

306.

307.

308.

309. \_\_\_\_\_ (Seller) Jessica Rivard Weimerskirch \_\_\_\_\_ (Date) \_\_\_\_\_ (Seller) Mike Weimerskirch \_\_\_\_\_ (Date)

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

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

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

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



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

320. Property located at 4152 Chicago Ave. Minneapolis, MN 55407-3145

321. **Exceptions**

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

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

339. **Waiver**

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

343. **No Duty to Disclose**

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

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

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

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

357. D. **Inspections.**

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

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

**SELLER'S PROPERTY DISCLOSURE STATEMENT**

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1. Date 11/6/03  
2. Page 1 of 3 Pages

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

4. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60. Effective January 1, 2003, under Minnesota law, sellers of residential property, with limited exceptions, are obligated to disclose to prospective buyers, all material facts pertaining to adverse physical conditions in the property of which the 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 the seller is aware. This disclosure is not a warranty or a guaranty of any kind by the Seller(s) or Licensee(s) representing or assisting any party(s) in the transaction.

9. **INSTRUCTIONS TO THE 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 the seller is unaware that it exists on the property.

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

15. Property located at 4152 CHICAGO AVENUE SOUTH  
16. City of MINNEAPOLIS County of HENNEPIN, State of MINNESOTA

17. **A. GENERAL INFORMATION:**

18. (1) When did you Purchase / Build the home? 1994  
(Circle One)
19. (2) Type of title Evidence. Abstract  Registered (Torrens)   
20. Location of Abstract: OWNER
21. To your knowledge, is there an existing Owner's Title Insurance policy? Yes  No
22. (3) Have you occupied this home continuously for the past 12 months? Yes  No   
23. If no, explain: \_\_\_\_\_
24. (4) Is the home suitable for year round use? Yes  No
25. (5) To your knowledge, is the property located in a designated flood plain? Yes  No
26. (6) Are you in possession of prior seller's disclosure statement(s)? (If yes, please attach) Yes  No
27. (7) Is the property located on a public or a private road? Public  Private
28. Are you aware of any:
29. (8) Encroachments? Yes  No
30. (9) Association, Covenants, Reservations or Restrictions that affect or may affect the use or future resale of the property? Yes  No
31. (10) Easements, other than utility or drainage easements? Yes  No
32. (11) Comments: \_\_\_\_\_

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

36. (1) Has there been any damage by wind, fire, flood, hail or other cause(s)? Yes  No   
37. If yes, give details of what happened and when: HAIL DAMAGE IN 1998. ROOF COMPLETELY REPLACED IN SUMMER OF 1999. NO OTHER DAMAGE TO HOME.
39. (2) Has the structure(s) been altered? (i.e. additions, altered roof lines, changes to load bearing walls.) Yes  No   
40. If yes, please specify what was done, when and by whom (owner or contractor): DORMERS ADDED TO SECOND STORY. ALL WORK COMPLETED BY OWNER EXCEPT ROOF &
42. (3) Has there been any damage to flooring or floor covering? Yes  No  CARPET.  
43. If yes, give details of what happened and when: \_\_\_\_\_
45. (4) Are you aware of any Insect/Animal/Pest Infestation? Yes  No
46. (5) Do you have or have you previously had any pets? Yes  No  If yes, indicate type CATS and number 2.
47. (6) Comments: \_\_\_\_\_

49. **C. STRUCTURAL SYSTEMS:** To your knowledge, have any of the following conditions previously existed or do they currently exist?  
(ANSWERS APPLY TO ALL STRUCTURES, SUCH AS GARAGE AND OUT-BUILDINGS.)

50. (1) **THE BASEMENT, CRAWLSPACE, SLAB**
- |                             |   |                          |   |
|-----------------------------|---|--------------------------|---|
| 52. (a) Cracked floor/walls | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | 53. (e) Leakage/seepage  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 53. (b) Drain tile problem  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | 54. (f) Sewer backup     | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| 54. (c) Flooding            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | 55. (g) Wet floors/walls | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 55. (d) Foundation problem  | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | 56. (h) Other            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
56. Give details to any questions answered "yes." BASEMENT FLOORS & WALLS HAVE SOME CRACKS. BASEMENT WALLS GET MOIST/DAMP AFTER HEAVY RAINFALLS.
58. (2) **THE ROOF:** To your knowledge:
59. (a) What is the age of the roofing material? 4 1/2 Years
60. (b) Has there been any interior or exterior damage? Yes  No
61. (c) Has there been interior damage from ice build-up? Yes  No
62. (d) Has there been any leakage? Yes  No
63. (e) Have there been any repairs or replacements made to the roof? Yes  No
64. Give details to any question answered "yes." \_\_\_\_\_

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

69. Property located at 4152 CHICAGO AVENUE SOUTH, MINNEAPOLIS, MN 55407

70. **D. PRIVATE SEWER SYSTEM DISCLOSURE:** (A Private Sewer System Disclosure is required by Minn. Statutes 115.55)

71. Check appropriate box

72.  The seller does not know of a private sewer system on or serving the above described real property.  
 73.  There is a private sewer system on or serving the above described real property. See Private Sewer System Disclosure.  
 74.  There is an abandoned private sewer system on the above described real property. See Private Sewer System Disclosure.

75. **E. PRIVATE WELL DISCLOSURE:** (A Well Disclosure Statement and Certificate are required by Minn. Statutes 1031.235)

76. Check appropriate box

77.  The seller certifies that the seller does not know of any wells on the above described real property.  
 78.  The seller certifies there are one or more wells located on the above described real property. See Well Disclosure Statement.  
 79. Are there any wells serving the above described property that are not located on the property? Yes  No   
 80. Date well water last tested for contaminants: N/A Test results attached? Yes  No

81. Comments:

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

83. Contaminated Well: Is there a well on or serving the property containing contaminated water? Yes  No

84. **F. VALUATION EXCLUSION DISCLOSURE** (Required by Minn. Statute 273.11, Subd. 16) Check appropriate box.

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

88. Additional comments

89. **G. APPLIANCES, HEATING, PLUMBING, ELECTRICAL AND OTHER MECHANICAL SYSTEMS:**

90. NOTE: This section refers only to the working condition of the following items. Answers apply to all such items unless otherwise noted in comments below. Personal property is included in the sale ONLY if specifically referenced in the Purchase Agreement. 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
95. Air Conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Heating System (Central)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV Antenna System	<input checked="" type="checkbox"/>	<input type="checkbox"/>
96. Central <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Window <input type="checkbox"/>			Heating System (Supplemental)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV Cable System	<input checked="" type="checkbox"/>	<input type="checkbox"/>
97. Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>	Inclinometer	<input type="checkbox"/>	<input type="checkbox"/>	TV Satellite Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>
98. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input type="checkbox"/>		
99. Door Bell	<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"/>
100. Drain Tile System	<input type="checkbox"/>	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input type="checkbox"/>		
101. Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102. Electrical System	<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"/>
103. Exhaust 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"/>
104. Fire Sprinkler System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input type="checkbox"/>		
105. Fireplace <del>see wood burning</del>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106. Fireplace Mechanisms <del>stove</del>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Treatments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
107. Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	Rented <input type="checkbox"/> Owned <input checked="" type="checkbox"/>			Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>
108. Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors (Battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other		
109. Garage Door Opener (GDO)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors (Hardwire)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other		
110. GDO Auto reverse	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Solar Collectors	<input type="checkbox"/>	<input type="checkbox"/>	Other		
111. GDO Remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input type="checkbox"/>	<input type="checkbox"/>	Other		
112. Garbage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Toilet Mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other		
113. Fresh Compactor	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	Other		

114. Comments CABLE WIRED TO THE HOUSE. NEVER USED BY CURRENT OWNER.  
 115. FIRST & SECOND FLOOR WIRED.

117. **H. ENVIRONMENTAL CONCERNS:** Are you aware of any of the following on the property:

118. Asbestos? Yes  No  Hazardous Wastes? Yes  No  Soil Problems? Yes  No   
 119. Diseased Trees? Yes  No  Lead? (paint, plumbing, etc.) Yes  No  Underground Storage Tanks? Yes  No   
 120. Formaldehyde? Yes  No  Mold? UNKNOWN Yes  No  Other? Yes  No   
 121. Hazardous Substances? Yes  No  Radon? Yes  No

122. Give details to any question answered "yes". THERE MAY BE SOME ASBESTOS IN BASEMENT.

126. **I. OTHER DEFECTS:**

127. Are you aware of any other defects in or on the property? If yes, explain below: Yes  No

130. **J. ADDITIONAL COMMENTS:**



Previous Disclosure

SELLER'S PROPERTY DISCLOSURE STATEMENT

138. NOTICE REGARDING PREDATORY OFFENDER INFORMATION

139. Information regarding the predatory offender registry and persons registered with the predatory offender registry under Minnesota
140. Statutes, section 243.166, may be obtained by contacting the local law enforcement offices in the community where the property is
141. located, or the Minnesota Department of Corrections at (651) 642-0200, or from the Department of Corrections web site at
142. www.corr.state.mn.us.

143. WATER INTRUSION AND MOLD GROWTH

144. Recent studies have shown that various forms of water intrusion affect many homes. Water intrusion may occur from either
145. exterior moisture entering the home and/or interior moisture leaving the home.

146. Examples of exterior moisture sources may be:

- 147. • Improper Flashing around windows and doors
148. • Improper Grading
149. • Flooding
150. • Roof Leaks

151. Examples of interior moisture sources may be:

- 152. • Plumbing Leaks
153. • Condensation (caused by indoor humidity that is too high or surfaces that are too cold)
154. • Overflow from tubs, sinks or toilets
155. • Firewood stored indoors
156. • Humidifier use
157. • Inadequate venting of kitchen and bath humidity
158. • Improper venting of clothes dryer exhaust outdoors (Including electrical dryers)
159. • Line drying laundry indoors
160. • Houseplants - watering them can generate large amounts of moisture

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

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

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

171. For additional information about water intrusion, indoor air quality, moisture or mold issues, go to the Minnesota Association of
172. REALTORS® website at www.mnrealtor.com.

173. LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE
174. NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.

175. K. SELLER'S STATEMENT: (To be signed at time of listing)

176. The Seller(s) hereby states the condition of the property to be as stated above and authorizes any Licensee(s) representing or assisting
177. any party(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated
178. sale of the property.

179. [Signature] 11/05/2003 Lisa M. Hermann 11/0/03
(Seller) (Date) (Seller) (Date)

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

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

183. \_\_\_\_\_
(Buyer) (Date) (Buyer) (Date)

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

185. AS OF THE DATE BELOW, I/We, the Seller(s) of the property, state that the condition of the property is the same, except
186. changes as indicated above which have been initialed and dated.

187. \_\_\_\_\_
(Seller) (Date) (Seller) (Date)



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

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1. Date 5/07/12

2. Page

3. Addendum to Purchase Agreement between parties, dated
4. pertaining to the purchase and sale of the property at 4152 Chicago Ave
5. Minneapolis, MN 55407-3145

6. Section I: Lead Warning Statement

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

15. Seller's Disclosure (initial)

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

18. [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing
19. (explain):

20.

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

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

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

26.

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

29. Buyer's Acknowledgment (initial)

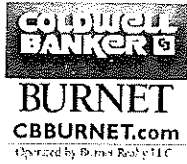
30. (c) Buyer has received copies of all information listed under (b) above.

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

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

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

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



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

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

39. Property located at 4152 Chicago Ave Minneapolis, MN 55407-3145

40. Real Estate Licensee's Acknowledgement (initial)

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

43. Certification of Accuracy

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

46. [Signature] 5/07/12 (Date) (Buyer)
(Seller) Jessica Rivard Weimerskirch (Date)

47. [Signature] 5/08/12 (Date) (Buyer)
(Seller) Mike Weimerskirch (Date)

48. [Signature] 5/8/12 (Date) (Real Estate Licensee)
(Laurie Allen) (Date)

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

50. This contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
51. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
52. shall be completed within [ ] ten (10) [ ] calendar days after Final Acceptance of the Purchase Agreement.
(Check one.)

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

TLX:SALE-2 (8/09)