# HOME HIGHLIGHTS

4832 Colfax Ave S

Photos & Virtual Tour at

4832COLFAX.COM

# HOME HIGHLIGHTS

- Fresh Paint Throughout (2016)
- Bathroom Cabinetry Antiqued (2016)
- New Gas Fireplace (2015)
- New Kitchen Disposal (2013)
- MAC Improvements (2012) Including:
- New Storm Windows
- New Sunroom Windows
- New Kitchen Slider
- New Boiler (2011)
- New Sunroom Carpet (2010)
- New Kitchen Flooring (2010)
- New Garage Roof (2008)
- Basement Family Room Finished (2003)
- Glass Block Windows Added (2003)
- Classic Lakes Three Story Home in the Heart of East Harriet
- Steps to Lake Harriet, Minnehaha Creek & Parkway
- Desirable Three Level Plan with Finished Basement
- Old World Charm! Boxed Beam Ceiling, Built-in Buffet, Leaded Glass Windows
- Oversized Kitchen with Walkout to Backyard, Would Make a Great Remodel!
- Amazing Front Living Room with New Gas Fireplace
- Formal Dining Room is Elegant and Ready for Any Size Table
- 3 Large Bedrooms on the Second Level
- 1 Additional Bedroom & Private Guest Suite on the Third Level

# 4832 COLFAX AVE S

# DISCLOSURES

4832 Colfax Ave S

Seller's Disclosure
Lead Paint Addendum
Mpls Truth in Housing

Photos & Virtual Tour at

4832COLFAX.COM

Lakes | Sotheby's INTERNATIONAL REALTY

# DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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1. Date 1/11/16
2. Page 1 of 10 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. **INSTRUCTIONS TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
26. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
27. listed below, it does not necessarily mean that it does not exist on the property, did not occur, or does not apply. NO
28. may mean that Seller is unaware.

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

33. Property located at 4832 Colfax Ave S

34. City of Minneapolis, 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 June 1998 did you ☒ **Acquire** ☐ **Build** the home? (Check one.)

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

38. Location of Abstract: _____

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

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

41. If "No," explain: _____

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

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

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

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

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



Instanet

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

49. Property located at 4832 Colfax Ave S Minneapolis.

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

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

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

54. If "Yes," which zone? _____

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

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

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

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

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

60. If "Yes," please explain: _____

61. _____

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

67. Are there any

68. (9) encroachments? ☐ Yes ☒ No

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

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

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

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

75. _____

76. _____

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

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

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

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

82. _____

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

85. If "Yes," what was the claim(s) for (e.g., hail damage to roof)? 2003 theft of dog collection
86. Contents insurance

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

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

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

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# DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT



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

Property located at 4832 Colfax Ave S Minneapolis.

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

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

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

If "Yes," please explain: wiring

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

If "Yes," please explain:

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

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

(5) Do you have or have you previously had any pets? ☒ Yes ☐ No

If "Yes," indicate type cats and number 2.

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

(7) **THE BASEMENT, CRAWLSPACE, SLAB:**

| | | | | | |
|---|---|---|---|---|---|
| (a) cracked floor/walls | ☐ Yes | ☒ No | (e) leakage/seepage | ☐ Yes | ☒ No |
| (b) drain tile problem | ☐ Yes | ☒ No | (f) sewer backup | ☐ Yes | ☒ No |
| (c) flooding | ☐ Yes | ☒ No | (g) wet floors/walls | ☐ Yes | ☒ No |
| (d) foundation problem | ☐ Yes | ☒ No | (h) other | ☐ Yes | ☐ No |

Give details to any questions answered "Yes":

(8) **THE ROOF:**

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

Home: approx 15 years Garage(s)/Outbuilding(s): approx 6 years

| | | |
|---|---|---|
| (b) has there been any interior or exterior damage? | ☐ Yes | ☒ No |
| (c) has there been interior damage from ice buildup? | ☐ Yes | ☒ No |
| (d) has there been any leakage? | ☐ Yes | ☒ No |
| (e) have there been any repairs or replacements made to the roof? | ☒ Yes | ☐ No |

Give details to any questions answered "Yes": Replaced main garage roof



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

133. Property located at 4832 Colfax Ave S Minneapolis.

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

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

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 Yes | No | NA |
|---|---|---|---|
| Air-conditioning ☐ Central ☒ Wall ☒ Window | ☒ | ☐ | ☐ |
| ~~Air exchange system~~ | ☐ | ☒ | ☐ |
| Carbon monoxide detector | ☒ | ☐ | ☐ |
| Ceiling fan | ☒ | ☐ | ☐ |
| ~~Central vacuum~~ | ☐ | ☐ | ☐ |
| Clothes dryer | ☒ | ☐ | ☐ |
| Clothes washer | ☒ | ☐ | ☐ |
| Dishwasher | ☒ | ☐ | ☐ |
| Doorbell | ☒ | ☐ | ☐ |
| ~~Drain tile system~~ | ☐ | ☐ | ☐ |
| Electrical system | ☒ | ☐ | ☐ |
| ~~Exhaust system~~ | ☐ | ☐ | ☐ |
| ~~Fire sprinkler system~~ | ☐ | ☐ | ☐ |
| Fireplace | ☒ | ☐ | ☐ |
| ~~Fireplace mechanisms~~ | ☐ | ☐ | ☐ |
| ~~Furnace humidifier~~ | ☐ | ☐ | ☐ |
| ~~Freezer~~ | ☐ | ☐ | ☐ |
| Garage door auto reverse | ☒ | ☐ | ☐ |
| Garage door opener | ☒ | ☐ | ☐ |
| Garage door opener remote 2 | ☒ | ☐ | ☐ |
| Garbage disposal | ☒ | ☐ | ☐ |
| Heating system (central) | ☒ | ☐ | ☐ |
| Heating system (supplemental) | ☒ | ☐ | ☐ |
| ~~Incinerator~~ | ☒ | ☐ | ☐ |
| ~~Intercom~~ | ☒ | ☐ | ☐ |
| ~~Lawn sprinkler system~~ | ☒ | ☐ | ☐ |
| Microwave | ☒ | ☐ | ☐ |
| Plumbing | ☒ | ☐ | ☐ |
| ~~Pool and equipment~~ | ☐ | ☐ | ☐ |
| ~~Propane tank~~ ☐ Owned ☐ Rented | ☐ | ☐ | ☐ |

| | Working Order Yes | No | NA |
|---|---|---|---|
| Range/oven | ☒ | ☐ | ☐ |
| ~~Range hood~~ | ☐ | ☐ | ☐ |
| Refrigerator | ☒ | ☐ | ☐ |
| Security system ☐ Rented ☒ Owned | ☒ | ☐ | ☐ |
| Smoke detectors (battery) | ☒ | ☐ | ☐ |
| ~~Smoke detectors (hardwired)~~ | ☐ | ☐ | ☐ |
| ~~Solar collectors~~ | ☐ | ☐ | ☐ |
| ~~Sump pump~~ | ☐ | ☐ | ☐ |
| Toilet mechanisms | ☒ | ☐ | ☐ |
| ~~Trash compactor~~ | ☐ | ☐ | ☐ |
| ~~TV antenna system~~ | ☐ | ☐ | ☐ |
| ~~TV cable system~~ | ☐ | ☐ | ☐ |
| ~~TV receiver~~ | ☒ | ☐ | ☐ |
| TV satellite dish ☐ Rented ☐ Owned | ☒ | ☐ | ☐ |
| Water heater | ☒ | ☐ | ☐ |
| ~~Water purification system~~ ☐ Rented ☐ Owned | ☐ | ☐ | ☐ |
| ~~Water softener~~ ☐ Rented ☐ Owned | ☐ | ☐ | ☐ |
| ~~Water treatment system~~ ☐ Rented ☐ Owned | ☐ | ☐ | ☐ |
| Window treatments | ☒ | ☐ | ☐ |
| Windows | ☒ | ☐ | ☐ |
| ~~Wood-burning stove~~ | ☐ | ☐ | ☐ |
| Other | ☐ | ☐ | ☐ |
| Other | ☐ | ☐ | ☐ |
| Other | ☐ | ☐ | ☐ |
| Other | ☐ | ☐ | ☐ |
| Other | ☐ | ☐ | ☐ |
| Other | ☐ | ☐ | ☐ |

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

182. Property located at 4832 Colfax Ave S Minneapolis.

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. _____

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

223. Property located at 4832 Colfax Ave S Minneapolis.

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? pipes in basement *front tree treated for Dutch elm as precautionary measure ☐ Yes ☐ No

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

271. Property located at 4832 Colfax Ave S Minneapolis.

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 4832 Colfax Ave S Minneapolis.

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**
(Check one.)
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 ☐ No
320. If "Yes," explain: caulking between sidewalk & foundation Garage has
321. step cracks, may be structural issue

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 4832 Colfax Ave S Minneapolis.

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
376. 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
380. respect to a declarant under section 515B.1-103, clause (2);
381. (13) a transfer to a tenant who is in possession of the residential real property; or
382. (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.

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

414. Property located at 4832 Colfax Ave S Minneapolis.

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. Candessa Hardsall 1/11/16
(Seller) Candessa Hardsall (Date) (Seller) (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** in them. Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the earth. When inhaled, its radioactive particles can damage the cells that line the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon, making it a serious health concern for all Minnesotans.

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

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

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

## Disclosure Requirements

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

The disclosure shall include:

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

### Radon Warning Statement

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

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

## Radon Facts

### How dangerous is radon?

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

### Where is your greatest exposure to radon?

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

### Where does Radon come from?

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

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

Homes built in Minnesota since June 2009 are required to contain construction features that may limit radon entry. These features are known as passive Radon Resistant New Construction (RRNC). While these passive RRNC features may lower the amount of radon in newer homes, it does not guarantee low levels. It is recommended all new homes be tested for radon, and if elevated levels are found, these passive RRNC features can be easily and inexpensively activated with the addition of a radon fan in the attic. If you are buying a new home, ask if the home has any RRNC features and if the home has been tested.

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

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

**How are radon tests conducted in real estate transactions?**
Because of the unique nature of real estate transactions, involving multiple parties and financial interests, there are special protocols for radon testing.

**Continuous**
Radon Monitor (CRM)

*Fastest*

Test is completed by a certified contractor with a calibrated CRM for a minimum of 48 hours.

Test report is analyzed to ensure that it is a valid test.

**Simultaneous**
Short-term Testing

*Second fastest*

Two short-term test kits are used at the same time, placed 6-12 inches apart, for a minimum of 48 hours.

Test kits are sent to the lab for analysis.

The two test results are averaged to get the radon level.

**Sequential**
Short-Term Testing

*Slowest*

One short-term test is performed for a minimum of 48 hours.

Test kit is sent to lab for analysis.

Another short-term kit is used in the same place as the first, started right after the first test is taken down. Test is performed for a minimum of 48 hours.

Test kit is sent to the lab for analysis.

The two test results are averaged to get the radon level.

## Radon Testing

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

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

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

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

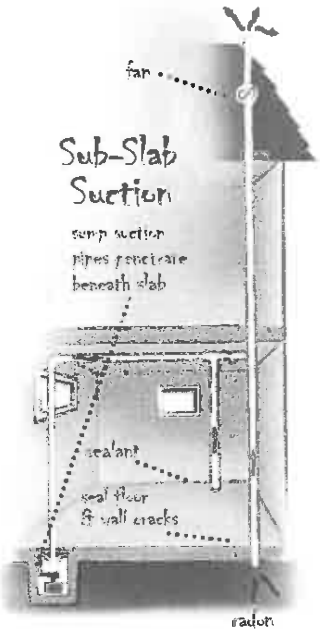
**Where the test should be conducted**
Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. In Minnesota, this is typically in the basement, whether it is finished or unfinished.

The test kit should be placed:

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

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

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




## Radon Mitigation

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

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

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

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

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

The MDH Radon Program can provide:

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

**MDH Radon Program**
625 Robert St N
P.O. Box 64975
St. Paul, MN 55164-0975
(651) 201-4601
1(800) 798-9050

Email: health.indoorair@state.mn.us
Web: www.health.state.mn.us/radon

Instant Forms

Lakes | Sotheby's INTERNATIONAL REALTY

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

This form approved by the Minnesota Association of REALTORS®, which disclaims any liability arising out of use or misuse of this form.
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1. Date _____
2. Page 1/2

3. Addendum to Purchase Agreement between parties, dated _____,
4. pertaining to the purchase and sale of the property at 4832 Colfax Ave S
5. Minneapolis, MN 55419.

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. CH _____ (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. ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
22. CH _____ (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. ☒ 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.



Instanet forms

Lakes | Sotheby's INTERNATIONAL REALTY

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



39. Property located at 4832 Colfax Ave S Minneapolis, MN 55419.

40. **Real Estate Licensee's Acknowledgement** *(initial)*

41. JSS (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. Candessa Haddsall
(Seller) Candessa Haddsall (Date) (Buyer) (Date)

47. (Seller) (Date) (Buyer) (Date)

48. (Real Estate Licensee) Joshua Sprague (Date) (Real Estate Licensee) (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.



Instanet Forms

City of Minneapolis Truth in Sale of Housing

# CERTIFICATE OF APPROVAL

Carolyn K Hadsall
4832 COLFAX AVE S
Minneapolis, MN 55409

**Address Evaluated:** 4832 COLFAX AVE S

**Issued To:** Carolyn K Hadsall

**Issued Date:** February 7, 2016

**Report Number:** 20160308

**Report Date:** February 2, 2016

**Certificate Expires:** February 2, 2018

This is to certify that the above mentioned address has been inspected pursuant to Minneapolis City Ordinance 248 and that any repairs required per Minneapolis City Ordinance 248 as amended December 23, 2005 have been repaired or replaced as required.

The Truth-in-Sale-of-Housing Disclosure Report, subsequent inspections and issuance of this certificate are not guarantees or warranties to any individual buyer, seller or renter regarding the condition of the dwelling; nor is the evaluation report, inspection(s) or certificate intended for the special benefit of any individual.

The City of Minneapolis does not assume any responsibility or liability in connection with the inspection addressed herein or in connection with the issuance of this Certificate of Approval

*Issued by the Department of Regulatory Services, Truth in Sales of Housing section.*

# Truth in Sale of Housing Disclosure Report

NOTICE - Read Entire Report Carefully. This is not a Buyer's Inspection!

**Address:** 4832 COLFAX AVE S Minneapolis, MN

City of Minneapolis
Truth in Sale of Housing

**Current Owner Name:** Carolyn K Hadsall

**Contact:** Carolyn K Hadsall

**Business/Relationship:**

**Owner Address:** 4832 COLFAX AVE S
Minneapolis, MN 55409

**I declare to the best of my knowledge the following information:**

This property has had environmental testing, removal, or remediation of environmental contamination by the United States Environmental Protection Agency, Minnesota Pollution Control Agency, other governmental agency, or under the direction of such agency: Yes / No

*If yes, the seller shall provide the testing, removal, or remediation results to the buyer.*

**Water Damage to Property:** flood damage sewer backup water seepage

*Please Describe:*

**Age of Roof:** _____ **Condition of Roof:** Poor Fair Good Excellent **Currently Leaking:** Yes / No **Patched:** Yes / No

**Signature of Owner:** (Report Not Valid Without Signature) **Date:**

******* SEE ATTACHED PAGES FOR IMPORTANT CONSUMER INFORMATION *******

**Observed Number of Units:** 1

**City Reference as:** 1

**Building Type:** Single Family Home

**Present Occupancy:** Conforming

**Zoning:** R1 - Single Family District(`99)

**Housing Orders:** No

**Condemnation Status:** NA

**Reason:** NA

1. This report offers a limited overview of the building components and fixtures and is not technically extensive. Prospective buyers may want to seek additional opinions from various experts in the inspections field prior to purchase. This report is not a warranty or guarantee, expressed or implied, by the City of Minneapolis or by the evaluator or of any building component or fixture. Further, the buyer may want to seek additional information regarding any open permits. For 1st time condominium units, this report includes only those items located within the residential units. The Professional Opinion covers those items in the common areas of the building.
2. The buyer must repair all items marked Repair/Replace, unless the seller agrees to do the repairs. The seller is not required to complete the RR's if the property does not sell. All required Repair/Replace items are enforceable by Minneapolis Ordinance Chapter 248 and/or 250. All other items will not be used by the Inspections Division as a basis for enforcing Minneapolis ordinances.
3. The ordinance requires that no person shall exhibit or show a dwelling for sale without first having obtained an official Evaluation Report and places the responsibility on the seller or agent to make sure that this report (and in the case of 1st time condo conversions, the Professional Opinion,) is publicly displayed on the premises at all times when the house is shown to prospective buyers. Also, the seller or agent must give a copy of this report (and Professional Opinion for 1st time condo conversions) to the buyer prior to the signing of a Purchase Agreement, or as otherwise required in Minneapolis Ordinance Chapter 248 and/or 250.
4. This report covers only those items listed on the form. The evaluator is not required to ignite the heating plant, use a ladder to observe the condition of the roofing, evaluate inaccessible or concealed areas or disassemble items. This report does not address formaldehyde, lead paint, any airborne gasses (including radon), asbestos, wood stoves, fireplaces or air conditioners. Gas inserts in fireplaces WILL be evaluated.
5. This report is not an FHA, VA or Section 8 inspection. This report is not a code compliance inspection. It is not an appraisal. This report may be based upon different standards than the lender, FHA or VA.
6. The seller is required to provide the disclosure information in the box above. If this is not filled out, buyers are advised to request the seller to do so.
7. This report is valid for two years from the date of issue and only for the owner named on the report. It is required for all single-family homes, duplexes, townhouses or 1st time condominium conversions offered for sale.
8. **Any questions** regarding this report should be directed to the evaluator whose name and phone number appear below.
   **Any complaints** regarding this report should be directed to Truth in Housing at (612) 673-5840, Minneapolis Inspections Division, 250 South 4th Street #300, Minneapolis, MN 55415.

I hereby certify that this report is made in compliance with the Minneapolis Code of Ordinances, Chapter 248, and that I utilized care and diligence reasonable and ordinary for one meeting the Certification Standards. The report covers only those problems listed and reasonably visible at the time of my evaluation and does not warrant future useful life of any house component or fixture. I have included all required information pages with this report.

**Evaluator Name:** Scott Hansing **Phone:** 952-707-1111 **Evaluation Date:** 2/2/2016

**Signature:** *Scott Hansing* **Evaluation #:** 20160308

# Truth in Sale of Housing Disclosure Report

**Address:** 4832 COLFAX AVE S Minneapolis, MN

City of Minneapolis
Truth in Sale of Housing

EVALUATION CODES:

**M** :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction

**RRE** :=Repair/Replace, Evaluator Verification Required **RRP** :=Repair/Replace, Permit/City Inspector Required **LIC** :=Safety Check, Licensed Contractor Required

Each item may have more than one code. Items marked “RRE” or “RRP” indicate that the item must be repaired or replaced within 90 days of closing. Items marked “LIC” require a licensed contractor to evaluate the safety of the item and may or may not require a repair. Buyer must sign acknowledgment of responsibility agreement unless a Certificate of Approval (COA) has been issued to seller. If the house doesn’t sell, the seller does not have to do the repairs. See attached handout on the "MOST COMMON REPAIRS".

## Basement

Finished off/areas concealed, unable to fully evaluate

Limited view due to stored items - Many areas not visible due to stored items.

1. Basement Stairs/Railings
   B, Stairway headroom is less than 6' 8".
   B, Missing handrail. - (s)
2. Basement Floors
   M, Meets Minimum Requirements
3. Foundation Walls
   M, Meets Minimum Requirements
4. Evidence of Dampness or Staining
   C, Other Comment: - No stains noted at visible/accessible areas.
5. First Floor, Floor System
   M, Meets Minimum Requirements
6. Columns & Beams
   M, Meets Minimum Requirements
7. Basement Sleeping Rooms
   NA, Not Applicable/Does Not Apply
8. Basement Plumbing Fixtures
   M, Meets Minimum Requirements
9. Sump Pumps
   NA, Not Applicable/Does Not Apply
10. Smoke Detectors / CO Detectors
    M, Meets Minimum Requirements
11. Basement Electrical Outlets/Fixtures
    SC, Suggested Correction: - Open conduit elbow over laundry tub.

## Electric

**Amps:** 100

**Volts:** 120/240

12. Electrical service installation
    M, Meets Minimum Requirements
13. Separate 20-amp Kitchen Circuit indexed at Service Panel
    M, Meets Minimum Requirements
14. Separate 20-amp Laundry Circuit indexed at Service Panel
    M, Meets Minimum Requirements

EVALUATION CODES:

**M** :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction

**RRE** :=Repair/Replace, Evaluator Verification Required **RRP** :=Repair/Replace, Permit/City Inspector Required **LIC** :=Safety Check, Licensed Contractor Required

## Plumbing

15. Floor Drains
    M, Meets Minimum Requirements
16. Drain, Waste & Vent Piping
    B, Some corrosion noted on waste pipe(s).
17. Water Supply Piping
    B, Unsupported water piping.
18. Gas Piping
    M, Meets Minimum Requirements
19. Copper Water Line Visible on the Street Side of Water Meter
    M, Meets Minimum Requirements

## Water heater

20. Water Heater & Installation
    M, Meets Minimum Requirements
21. Water Heater Venting
    M, Meets Minimum Requirements

## Heating

**HeatingFuel:** Gas

**HeatingType:** Boiler

22. Heating Plant Viewed in Operation
    M, Meets Minimum Requirements
23. Heating Plant & Installation
    B, Below Minimum Requirements: - Damaged pipe wrap.
24. Heating Plant Combustion Venting
    M, Meets Minimum Requirements
25. Incinerator / Abandoned Oil Tanks / Misc Gas Fixtures
    NA, Not Applicable/Does Not Apply

## Laundry

26. Gas Piping
    M, Meets Minimum Requirements
27. Dryer Venting
    M, Meets Minimum Requirements
28. Plumbing Fixtures
    M, Meets Minimum Requirements

EVALUATION CODES:

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## Kitchen

29. Walls and Ceiling Components
    M, Meets Minimum Requirements
30. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
31. Floor Condition
    M, Meets Minimum Requirements
32. Window Size & Openable Area
    M, Meets Minimum Requirements
33. Window & Door Condition/Mechanical Venting
    M, Meets Minimum Requirements
34. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements
35. Plumbing Fixtures
    C, Other Comment: - Sink plumbing in counter, not visible.
36. Water Flow
    M, Meets Minimum Requirements
37. Gas Piping
    M, Meets Minimum Requirements

## Dining Room/Living Room

Limited view due to stored items or furnishings.

38. Walls and Ceiling Components
    M, Meets Minimum Requirements
39. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
40. Floor Area & Ceiling Height
    M, Meets Minimum Requirements
41. Floor Condition
    M, Meets Minimum Requirements
42. Window Size & Openable Area
    M, Meets Minimum Requirements
43. Window & Door Condition
    M, Meets Minimum Requirements
44. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements

EVALUATION CODES:

**M** :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction

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## Bathroom

45. Walls & Ceiling Components
    M, Meets Minimum Requirements
46. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
47. Floor Condition
    M, Meets Minimum Requirements
48. Window Size & Openable Area/Mechanical Vent
    B, No exhaust fan or openable window. - Window does not open to exterior.
49. Window & Door Condition
    M, Meets Minimum Requirements
50. Electrical Outlets & Fixtures
    M, Meets Minimum Requirements
51. Plumbing Fixtures
    M, Meets Minimum Requirements
52. Water Flow
    C, Other Comment: - Reduced flow.

## Hallways/Stairwells

53. Walls and Ceiling Components
    M, Meets Minimum Requirements
54. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
55. Floor Condition
    M, Meets Minimum Requirements
56. Window & Door Condition
    M, Meets Minimum Requirements
57. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements
58. Stairs and Railings
    B, Improper guardrail. - Missing guardrail.
    B, Headroom less than 6'8".
    B, Below Minimum Requirements: - Missing handrails.
    SC, Suggested Correction: - Cracked tread(s).
59. Smoke Detectors /CO Detectors
    M, Meets Minimum Requirements

EVALUATION CODES:

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## Bedroom (North)

60. Walls and Ceiling Components
    M, Meets Minimum Requirements
61. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
62. Floor Area & Ceiling Height
    M, Meets Minimum Requirements
63. Floor Condition
    M, Meets Minimum Requirements
64. Window Size & Openable Area
    M, Meets Minimum Requirements
65. Window & Door Condition
    M, Meets Minimum Requirements
66. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements

## Bedroom (SE)

Limited view due to stored items or furnishings

60. Walls and Ceiling Components
    M, Meets Minimum Requirements
61. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
62. Floor Area & Ceiling Height
    M, Meets Minimum Requirements
63. Floor Condition
    M, Meets Minimum Requirements
64. Window Size & Openable Area
    M, Meets Minimum Requirements
65. Window & Door Condition
    M, Meets Minimum Requirements
66. Electrical Outlets/Fixtures
    B, Unsheilded closet fixture(s).

EVALUATION CODES:

**M** :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction

**RRE** :=Repair/Replace, Evaluator Verification Required **RRP** :=Repair/Replace, Permit/City Inspector Required **LIC** :=Safety Check, Licensed Contractor Required

## Bedroom (SW)

Limited view due to stored items or furnishings

60. Walls and Ceiling Components
    M, Meets Minimum Requirements
61. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
62. Floor Area & Ceiling Height
    M, Meets Minimum Requirements
63. Floor Condition
    M, Meets Minimum Requirements
64. Window Size & Openable Area
    M, Meets Minimum Requirements
65. Window & Door Condition
    M, Meets Minimum Requirements
66. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements

## Bedroom (Expansion)

Limited view due to stored items or furnishings

60. Walls and Ceiling Components
    B, Below Minimum Requirements: - Hole in wall.
61. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
62. Floor Area & Ceiling Height
    M, Meets Minimum Requirements
63. Floor Condition
    M, Meets Minimum Requirements
64. Window Size & Openable Area
    B, Below Minimum Requirements: - Windows lack openable area and minimum dimensions for egress.
65. Window & Door Condition
    M, Meets Minimum Requirements
66. Electrical Outlets/Fixtures
    B, Below Minimum Requirements: - Lacks required number of outlets.

EVALUATION CODES:

**M** :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction

**RRE** :=Repair/Replace, Evaluator Verification **RRP** :=Repair/Replace, Permit/City Inspector Required **LIC** :=Safety Check, Licensed Contractor Required Required

## Porch/Sunroom/Other (Sunroom)

67. Walls and Ceiling Components
    M, Meets Minimum Requirements
68. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
69. Floor Condition, Area & Ceiling Height
    M, Meets Minimum Requirements
70. Window & Door Condition
    M, Meets Minimum Requirements
71. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements

## Porch/Sunroom/Other (Unheated Porch)

Limited view due to stored items or furnishings.

67. Walls and Ceiling Components
    M, Meets Minimum Requirements
68. Evidence of Dampness or Staining
    M, Meets Minimum Requirements
69. Floor Condition, Area & Ceiling Height
    M, Meets Minimum Requirements
70. Window & Door Condition
    M, Meets Minimum Requirements
71. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements

## Attic Space

Not Applicable

Could not access all areas of the attic - No accessible attic areas.

# Truth in Sale of Housing Disclosure Report

**Address:** 4832 COLFAX AVE S Minneapolis, MN

City of Minneapolis
Truth in Sale of Housing

EVALUATION CODES:

**M** :=Meets Minimum Requirements **C** :=Comments **NA** :=Not Applicable/Does Not Apply **B** :=Below Minimum Requirements **SC** :=Suggested Correction

**RRE** :=Repair/Replace, Evaluator Verification **RRP** :=Repair/Replace, Permit/City Inspector Required **LIC** :=Safety Check, Licensed Contractor Required Required

## Exterior

76. Foundation
    C, Other Comment: - Did not access hatch at foundation level, West elevation.
77. Basement Windows
    C, Other Comment: - Not visible, covered.
78. Drainage (Grade) / Rainleaders
    C, Other Comment: - Not visible, snow.
79. Exterior Walls
    B, Below Minimum Requirements: - Stucco cracks.
80. Doors (frames/storms/screens/deadbolt locks)
    M, Meets Minimum Requirements
81. Windows (frames/storms/screens)
    M, Meets Minimum Requirements
82. Stoops
    B, Missing or improper handrail.
83. Cornice & Trim
    M, Meets Minimum Requirements
84. Roof Covering & Flashing
    C, Other Comment: - Not visible, snow.
85. Chimney
    B, Mortar missing on areas of chimney.
    B, Below Minimum Requirements:
86. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements
87. Exterior Plumbing-Backflow Prevention
    M, Meets Minimum Requirements
88. Two-Family Dwelling Egress
    NA, Not Applicable/Does Not Apply

## Open/Unheated Porch

Not Applicable

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## Garage

94. Roof Structure & Covering
    C, Other Comment: - Roof covering not visible, snow.
95. Wall Structure & Covering
    C, Damaged/cracked slab.
    B, Below Minimum Requirements: - Cracks at walls. Differential lateral movement.
    B, Peeling paint - at wood components.
96. Garage Doors
    M, Meets Minimum Requirements
97. Automatic Garage Door Opener
    M, Meets Minimum Requirements
98. Electrical Outlets/Fixtures
    M, Meets Minimum Requirements

## Miscellaneous

99. Clutter/Sanitation/Vermin
    SC, Excessive amount of stored items.
100. Other
    M, Meets Minimum Requirements

# Truth in Sale of Housing Disclosure Report

**Address:** 4832 COLFAX AVE S Minneapolis, MN

City of Minneapolis
Truth in Sale of Housing

## Truth in Housing Repair Notification

City of Minneapolis-Inspections Division
Truth in Sale of Housing, 250 South 4th Street, Room 300
Minneapolis, MN 55415

**Issued To:** 2/2/2016

Carolyn K Hadsall
4832 COLFAX AVE S
Minneapolis, MN 55409

Owner does not have to complete repairs if the house is not sold.

Pursuant to Minneapolis Code of Ordinances, Sections 248.20 and 248.225, the owner may make the repairs. If the owner makes the repairs, a Certificate of Approval (needed for closing) will be issued after the repairs have been inspected and approved. The owner does not have to complete the repairs if the house does not sell. If the owner does not make the repairs, the buyer must sign an acknowledgement of responsibility form (provided by the City) and return it to the City. The buyer has 90 days from closing to complete the repairs. Your prompt cooperation in attending to the repair items is appreciated however, failure to comply by these deadlines may result in legal action.

**REQUIRED REPAIRS**

**NONE**

**SAFETY CHECKS**

The systems listed below must be checked by a licensed contractor. The contractor must be licensed by the City of Minneapolis and/or the State of Minnesota in that specific trade to check the work. Return safety check forms to the address above or fax to (612) 673-2437. If “Evaluator Return” is indicated below, the evaluator may return to view he system that was not in operation at the time of the initial evaluation. The evaluator may find additional work is needed on the system.

If the system was repaired or replaced, only a licensed contractor (not the evaluator) can do the safety check. Permits may be needed.

**NONE**

**PERMIT REQUIRED REPAIR**

The permit must be pulled before scheduling. Call the inspector listed on the permit to set an appointment. You need to have the permit number to set the appointment. There will be a charge for the permit, which covers the inspection.

**NONE**

**Reinspection Process**

When all the items are completed they must be inspected and approved.

***For items that need a permit:***

If your notification indicates PERMIT NEEDED, the permit(s) must be pulled and work completed BEFORE the re-inspection takes place. If you are a homeowner occupant of a single family house, you may obtain a permit, if you are not, you must hire a licensed contractor. Bring this notification with you when you apply for permits.

***For items that do not need a permit:***

Call the evaluator who did the initial TISH report to re-inspect all the non-permit items. The evaluator’s name and phone number are on the bottom of page 1 of the report. There will be a charge for this inspection.

**Appeal**

This repair notice may be appealed. Section 248.150 of the Minneapolis Code of Ordinances provides that an appeal must be filed in writing within thirty (30) days of the date of this notice accompanied with a $100 filing fee. If you wish to appeal this order, call (612) 673-5840 for an application.

**Assistance**

If you need financial assistance to complete these repairs, you may call the Greater Metropolitan Housing Corporation (GMHC) at 612-378-7985.