

City of Minneapolis Truth in Sale of Housing
CERTIFICATE OF APPROVAL

Michael Duffy
4836 13th Ave S
Minneapolis, MN 55417



Address Evaluated: 4836 13th Ave S

Issued To: Michael Duffy

Issued Date: February 23, 2010

Report Number: 20101055

Report Date: February 23, 2010

Certificate Expires: February 23, 2012

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

Truth in Sale of Housing Disclosure Report

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

Address: 4836 13th Ave S Minneapolis, MN



Current Owner Name: Michael Duffy

Contact: Michael Duffy

Business/Relationship:

Owner Address: 4836 13th Ave S
Minneapolis, MN 55417

Work/Business: 612-825-1986

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: R1A - 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: Don Doty

Phone: 952-544-8141

Evaluation Date: 2/23/2010

Signature: Don Doty

Evaluation #: 20101055

Truth in Sale of Housing Disclosure Report

Address: 4836 13th Ave S Minneapolis, MN



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

1. Basement Stairs/Railings
 B, Stairway headroom is less than 6' 8".
2. Basement Floors
 M, Meets Minimum Requirements
3. Foundation Walls
 M, Meets Minimum Requirements
4. Evidence of Dampness or Staining
 C, Evidence of past dampness and/or staining.
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
 NA, Not Applicable/Does Not Apply
9. Sump Pumps
 NA, Not Applicable/Does Not Apply
10. Smoke Detectors / CO Detectors
 M, Meets Minimum Requirements
11. Basement Electrical Outlets/Fixtures
 M, Meets Minimum Requirements

Electric

Amps: 100

Volts: 110/220

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

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Plumbing

- 15. Floor Drains
M, Meets Minimum Requirements
- 16. Drain, Waste & Vent Piping
M, Meets Minimum Requirements
- 17. Water Supply Piping
M, Meets Minimum Requirements
- 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
M, Meets Minimum Requirements
- 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

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RRE :=Repair/Replace, Evaluator Verification
Required

RRP :=Repair/Replace, Permit/City Inspector Required

LIC :=Safety Check, Licensed Contractor Required

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

M, Meets Minimum Requirements

36. Water Flow

M, Meets Minimum Requirements

37. Gas Piping

C, Gas piping not visible.

Dining Room/Living Room

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

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Bathroom (1st floor)

- 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 & Operable Area/Mechanical Vent
 - M, Meets Minimum Requirements
- 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
 - M, Meets Minimum Requirements

Bathroom (2nd floor)

- 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 & Operable Area/Mechanical Vent
 - M, Meets Minimum Requirements
- 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
 - M, Meets Minimum Requirements

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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
 - M, Meets Minimum Requirements
- 59. Smoke Detectors /CO Detectors
 - M, Meets Minimum Requirements

Bedroom (2nd floor east)

- 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

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Bedroom (2nd floor 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 (2nd floor west)

- 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

Porch/Sunroom/Other

Not Applicable

Attic Space (fan in hatch area)

Not Applicable

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Exterior

- 76. Foundation
 - C, Concealed by brick.
- 77. Basement Windows
 - M, Meets Minimum Requirements
- 78. Drainage (Grade) / Rainleaders
 - C, Snow covered in areas, can't fully view.
- 79. Exterior Walls
 - B, Weathered/damaged siding.
- 80. Doors (frames/storms/screens/deadbolt locks)
 - B, Weathered door(s) in areas.
 - C, Key operated deadbolts.
- 81. Windows (frames/storms/screens)
 - B, Weathered windows.
- 82. Stoops
 - B, Deteriorated/damaged step(s)/stair(s)
 - B, Improper rise & run.
- 83. Cornice & Trim
 - M, Meets Minimum Requirements
- 84. Roof Covering & Flashing
 - C, Roof is snow covered and not visible. Not evaluated.
- 85. Chimney
 - B, Mortar missing on areas of chimney.
- 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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Truth in Sale of Housing

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Garage

- 94. Roof Structure & Covering
 - C, Garage roof is partly snow covered and is not visible.
- 95. Wall Structure & Covering
 - B, Weathered/damaged siding - trim.
 - B, Siding lacks clearance to grade.
- 96. Garage Doors
 - M, Meets Minimum Requirements
- 97. Automatic Garage Door Opener
 - M, Meets Minimum Requirements
- 98. Electrical Outlets/Fixtures
 - B, Unsupported romex wiring.

Miscellaneous

- 99. Clutter/Sanitation/Vermin
 - M, Meets Minimum Requirements
- 100. Other
 - M, Meets Minimum Requirements

Truth in Sale of Housing Disclosure Report

Address: 4836 13th Ave S Minneapolis, MN



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:

2/23/2010

Michael Duffy
4836 13th Ave S
Minneapolis, MN 55417

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 the 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.

Truth in Sale of Housing Disclosure Report

Address: 4836 13th Ave S Minneapolis, MN



Assistance

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

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

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1. Date February 16, 2010

2. Page _____

3. Addendum to Purchase Agreement between parties, dated _____, 20____

4. pertaining to the purchase and sale of the property at 4836 13th Ave S

5. Minneapolis _____ 55417

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. LD [Signature] (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. LD [Signature] (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.

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

38. Page _____

39. Property located at 4836 13th Ave S Minneapolis 55417

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

41. RK (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. <u>Li Duffy</u> <u>2-16-10</u> (Seller) (Date)	_____ (Buyer) (Date)
47. <u>[Signature]</u> <u>2/16/10</u> (Seller) (Date)	_____ (Buyer) (Date)
48. <u>Rebecca Powell</u> <u>2/16/10</u> (Real Estate Licensee) (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.
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.

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

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1. Date February 16, 2010

2. Page 1 of _____ 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
6. disclose to prospective Buyers all material facts of which Seller is aware that could adversely and significantly affect
7. an ordinary Buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
8. MN Statute 513.58 requires Seller to notify Buyer in writing as soon as reasonably possible, but in any event
9. before closing, if Seller learns that Seller's disclosure was inaccurate. Seller has disclosure alternatives allowed
10. by MN Statutes. See *Seller's Disclosure Alternatives* form for further information regarding disclosure alternatives. This
11. disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing or assisting any party in the
12. transaction.

13. **INSTRUCTION TO BUYER:** Buyers are encouraged to thoroughly inspect the property personally or have it inspected
14. by a third party, and to inquire about any specific areas of concern. **NOTE:** If Seller answers NO to any of the questions
15. listed below, it does not necessarily mean that it does not exist on the property. NO may mean that Seller is unaware
16. that it exists on the property.

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

21. Property located at 4836 13th Ave S

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

23. A. GENERAL INFORMATION:

24. (1) When 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
35. requirements? Yes No Unknown

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

37. Are you aware of any
38. (9) encroachments? Yes No

39. (10) association, covenants, historical registry, reservations or restrictions that affect or
40. 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.**

SELLER'S PROPERTY
DISCLOSURE STATEMENT

44. Page 2

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

46. Property located at 4836 13th Ave S Minneapolis

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

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

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

51. _____

52. _____

53. _____

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

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

57. _____

58. _____

59. _____

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

62. If "Yes," please explain: ROOF ON WEST ROOM
63. HAD ROOF REPLACED IN THE FALL
64. OF 2007

65. _____

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

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

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

69. _____

70. _____

71. _____

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

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

74. If "Yes," indicate type _____ and number _____

75. (6) Comments: _____

76. _____

77. _____

78. _____

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

80. Page 3

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

82. Property located at 4836 13th Ave S Minneapolis

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

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

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

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

91. Give details to any questions answered "Yes": _____
92. _____
93. _____
94. _____
95. _____
96. _____
97. _____
98. _____
99. _____
100. _____

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

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

107. Give details to any questions answered "Yes": FLAT ROOF ON BACK ROOM
108. REPLACED FALL 2007

109. _____
110. _____
111. _____
112. _____
113. _____
114. _____
115. _____
116. _____

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

SELLER'S PROPERTY DISCLOSURE STATEMENT

118. Page 4

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

120. Property located at 4836 13th Ave S Minneapolis

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

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

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

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

E. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:

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

151. Seller certifies that Seller DOES DOES NOT know of a subsurface sewage treatment system on or serving the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see *Subsurface Sewage Treatment System Disclosure Statement*.)

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

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

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

159. Page 5

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

161. Property located at 4836 13th Ave S Minneapolis

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

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

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

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

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

169. **G. PROPERTY TAX TREATMENT:**

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

171. (Check appropriate box.)

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

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

176. Additional comments: _____

177. _____

178. _____

179. **Preferential Property Tax Treatment**

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

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

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

183. Explain: _____

184. _____

185. _____

186. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

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

190. (See Methamphetamine Production Disclosure Statement.)

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

196. **J. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**

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

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

201. Page 6

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

203. Property located at 4836 13th Ave S Minneapolis

204. **K. CEMETERY ACT:**

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

208. To your knowledge, are you aware of any human remains, burials or cemeteries located
209. on the property?

Yes No

210. If "Yes," please explain: _____

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

215. **L. ENVIRONMENTAL CONCERNS:**

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

218. Asbestos?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
219. Diseased trees?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Radon?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
220. Formaldehyde?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Soil problems?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
221. Hazardous wastes/substances?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Underground storage tanks?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
222. Lead? (e.g., paint, plumbing)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Other?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

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

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

226. Give details to any question answered "Yes": _____
227. _____
228. _____

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

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

232. If "Yes," explain below: _____
233. _____
234. _____
235. _____

236. **N. ADDITIONAL COMMENTS:**

237. _____
238. _____
239. _____

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

241. Page 7

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

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

246. Examples of exterior moisture sources may be

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

251. Examples of interior moisture sources may be

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

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

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

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

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

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

MN: SPDS-7 (8/09)

SELLER'S PROPERTY
DISCLOSURE STATEMENT

276. Page 8

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

278. Property located at 4836 13th Ave S Minneapolis

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

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

286. Q. SELLER'S STATEMENT:

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

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

291. [Signature] 2/26/10 [Signature] 2-26-10
(Seller) (Date) (Seller) (Date)

292. R. BUYER'S ACKNOWLEDGEMENT:

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

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

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

297. S. SELLER'S ACKNOWLEDGMENT:

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

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

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

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

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

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

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

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

**SELLER'S PROPERTY
DISCLOSURE STATEMENT**

315. Page 9

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

317. Exceptions

318. The seller disclosure requirements of MN Statutes 513.52 through 513.60 **DO NOT** apply to
- 319. (1) real property that is not residential real property;
 - 320. (2) a gratuitous transfer;
 - 321. (3) a transfer pursuant to a court order;
 - 322. (4) a transfer to a government or governmental agency;
 - 323. (5) a transfer by foreclosure or deed in lieu of foreclosure;
 - 324. (6) a transfer to heirs or devisees of a decedent;
 - 325. (7) a transfer from a cotenant to one or more other cotenants;
 - 326. (8) a transfer made to a spouse, parent, grandparent, child or grandchild of Seller;
 - 327. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
 - 329. (10) a transfer of newly constructed residential property that has not been inhabited;
 - 330. (11) an option to purchase a unit in a common interest community, until exercised;
 - 331. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
 - 333. (13) a transfer to a tenant who is in possession of the residential real property; or
 - 334. (14) a transfer of special declarant rights under section 515B.3-104.

335. Waiver

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

339. No Duty to Disclose

340. A. There is no duty to disclose the fact that the property
- 341. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
 - 342. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
 - 343. (2) was the site of a suicide, accidental death, natural death or perceived paranormal activity; or
 - 344. (3) is located in a neighborhood containing any adult family home, community-based residential facility or nursing
 - 345. home.
346. B. **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to register
347. under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely manner,
348. provides a written notice that information about the predatory offender registry and persons registered with the
349. registry may be obtained by contacting the local law enforcement agency where the property is located or the
350. Department of Corrections.
351. C. The provisions in paragraphs A and B do not create a duty to disclose any facts described in paragraphs A and B
352. for property that is not residential property.
353. D. **Inspections.**
- 354. (i) Except as provided in paragraph (ii), Seller is not required to disclose information relating to the real property
 - 355. if a written report that discloses the information has been prepared by a qualified third party and provided to
 - 356. the prospective buyer. For purposes of this paragraph, "qualified third party" means a federal, state or local
 - 357. governmental agency, or any person whom Seller or prospective buyer reasonably believes has the expertise
 - 358. necessary to meet the industry standards of practice for the type of inspection or investigation that has been
 - 359. conducted by the third party in order to prepare the written report.
 - 360. (ii) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
 - 361. included in a written report under paragraph (i) if a copy of the report is provided to Seller.

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