

**SELLER'S DISCLOSURE ALTERNATIVES**

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1. Date 1-10-07

2. Page 1 of \_\_\_\_\_ pages

3. Property located at 275 KATHIE PARKWAY UNITS 1,2,3,4

4. City of ST. PAUL, County of RAMSEY, State of Minnesota.

5. **NOTICE**

6. Sellers of residential property, with limited exceptions, are obligated to satisfy the requirements of MN Statutes 513.52 through 513.60. **To comply with the statute, Seller must provide either a written disclosure to the prospective Buyer (see Seller's Property Disclosure Statement) or satisfy one of the following two options:**

9. **(Select one option only.)**

10. **1) QUALIFIED THIRD-PARTY INSPECTION:** Seller shall provide to prospective Buyer a written report that discloses material information relating to the real property that has been prepared by a qualified third party. "Qualified third party" means a federal, state or local governmental agency, or any person whom Seller or prospective Buyer reasonably believes has the expertise necessary to meet the industry standards of practice for the type of inspection or investigation that has been conducted by the third party in order to prepare the written report.

15. **Seller shall disclose to prospective Buyer material facts known by Seller that contradict any information that is included in a written report, or material facts known by Seller that are not included in the report.**

17.  Buyer acknowledges receipt of an inspection report prepared by \_\_\_\_\_, and dated \_\_\_\_\_, 20\_\_\_\_\_.

20.  Seller discloses to Buyer the following material facts known by Seller that contradict any information included in the above referenced inspection report.

22. \_\_\_\_\_  
23. \_\_\_\_\_  
24. \_\_\_\_\_  
25. \_\_\_\_\_  
26. \_\_\_\_\_  
27. \_\_\_\_\_

28.  Seller discloses to Buyer the following material facts known by Seller that are not included in the above referenced inspection report.

30. \_\_\_\_\_  
31. \_\_\_\_\_  
32. \_\_\_\_\_  
33. \_\_\_\_\_  
34. \_\_\_\_\_  
35. \_\_\_\_\_

36. **2)  WAIVER:** The written disclosure required may be waived if Seller and prospective Buyer agree in writing. Seller and Buyer hereby waive the written disclosure required under MN Statutes 513.52 through 513.60.

38. **Waiver of the disclosure required under MN Statutes 513.52 through 513.60 does not waive, limit or abridge any obligation for Seller disclosure created by any other law.**

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

**SELLER'S DISCLOSURE ALTERNATIVES**

85. Property located at \_\_\_\_\_

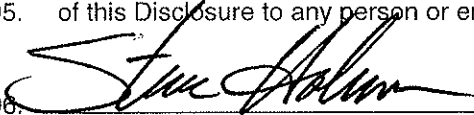
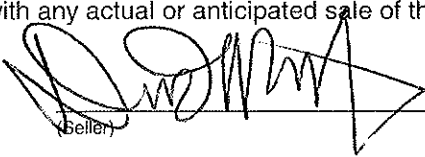
86. \_\_\_\_\_ *Buyer has had the opportunity to review page four (4) of this Agreement.*  
(Initial) (Initial)

87. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory  
88. offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may  
89. be obtained by contacting the local law enforcement offices in the community where the property is located  
90. or the Minnesota Department of Corrections at (651) 642-0200, or from the Department of Corrections web site at  
91. www.corr.state.mn.us.

92. **SELLER'S STATEMENT:**

93. *(To be signed at time of listing.)*

94. Seller(s) hereby authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide a copy  
95. of this Disclosure to any person or entity in connection with any actual or anticipated sale of the property.

96.  1/10/07   
(Seller) (Date) (Seller) (Date)

97. **BUYER'S ACKNOWLEDGEMENT:**

98. *(To be signed at time of purchase agreement.)*

99. I/We, the Buyer(s) of the property, acknowledge receipt of this SELLER'S DISCLOSURE ALTERNATIVES form and  
100. agree that no representations regarding material facts have been made, other than those made above.

101. \_\_\_\_\_  
(Buyer) (Date) (Buyer) (Date)

102. **ADDITIONAL DISCLOSURES:** \_\_\_\_\_

103. \_\_\_\_\_

104. \_\_\_\_\_

105. \_\_\_\_\_

106. \_\_\_\_\_

107. \_\_\_\_\_

108. **SELLER'S ACKNOWLEDGEMENT:**

109. *(To be signed at time of purchase agreement.)*

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

112. \_\_\_\_\_

113. \_\_\_\_\_

114. \_\_\_\_\_

115. \_\_\_\_\_

116. \_\_\_\_\_

117. \_\_\_\_\_  
(Seller) (Date) (Seller) (Date)

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

120. **OTHER INFORMATION:**

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

124. Examples of exterior moisture sources may be

- 125. • improper flashing around windows and doors,
- 126. • improper grading,
- 127. • flooding,
- 128. • roof leaks.

129. Examples of interior moisture sources may be

- 130. • plumbing leaks,
- 131. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 132. • overflow from tubs, sinks or toilets,
- 133. • firewood stored indoors,
- 134. • humidifier use,
- 135. • inadequate venting of kitchen and bath humidity,
- 136. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 137. • line-drying laundry indoors,
- 138. • houseplants—watering them can generate large amounts of moisture.

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

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

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

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

151. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**  
152. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.**

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

39. Smoke detector Information:  
 Smoke detector(s) Y  
 Properly located Y  
 Hard-Wired Y

**Disclosure Report**  
**St. Paul Truth-In-Sale of Housing**  
 (Carefully read this entire report)

For Office Use, ONLY:  
 Date Received \_\_\_\_\_  
 Payment Ref: \_\_\_\_\_

**THIS REPORT IS NOT A WARRANTY, BY THE CITY OF ST. PAUL OR EVALUATOR OF THE FUTURE USEFUL LIFE, OR THE FUTURE CONDITION OF ANY BUILDING COMPONENT OR FIXTURE.**

Notice: A copy of this Report must be publicly displayed at the premises when the house is shown to prospective buyers, and a copy of this Report must be provided to the buyer prior to the time of signing a Purchase Agreement.

Address of Evaluated Dwelling: 225 Eagle Parkway 55101  
Addresses without the correct street type and/or direction may be returned and may incur a late fee.  
 Owner's Name: The Armstrong - Quinlan LLC

Owner's Address: 745 Arcade St, St. Paul, MN 55106  
include City & State if NOT St. Paul, and ALL Zip codes, EVEN IN St. Paul

Type of Dwelling: Single Family \_\_\_\_\_ Townhouse \_\_\_\_\_ Condo\* X Duplex \_\_\_\_\_  
Usage may not be legal. See below. \*For condominium units, this evaluation includes only those items located within the residential units and does not include the common use area, or other residential areas of the structure.

Comments:

**PROPERTY LOCATION AND POSSIBLE USE RESTRICTION INFORMATION**

*If a box is not checked then the information does not apply to this dwelling. This information is not guaranteed by the evaluator nor by the City of St. Paul. You may obtain a printout of all this information by visiting the LIEP website at: [www.liep.us](http://www.liep.us)*

According to information provided to Truth-In-Sale of Housing Evaluators by the City of St. Paul this property:

- IS located within a St. Paul Heritage Preservation District or it is individually designated as a Saint Paul Heritage Preservation Site. Review and approval of exterior work (excluding painting), modifications, additions and demolition is required by the Heritage Preservation Commission and city staff. For questions regarding Heritage Preservation contact the Office of License, Inspections and Environmental Protection (LIEP) at 651. 266-9090.
- IS a Registered Vacant Building Vacant Buildings are regulated by Chapter 43 of the St. Paul Legislative Code. New owners must re-register the building and must comply with all existing Code Compliance Orders. Other regulation or restrictions regarding occupancy may apply. Contact the Vacant Buildings Division for specific information at 651. 266-1900.
- HAS Open permits. Completion and/or occupancy restrictions or requirements may apply. Contact LIEP at 651.266-9090.
- IS a Verified Legal Duplex. If this dwelling is in use is a duplex and this box is not checked, contact LIEP Zoning at 651-266-9008 for the most recent information. Research into a property's history may incur a fee.

**RATING KEY:**

- "M" = Meets minimum standards - the item conforms to minimum standards of maintenance
  - "B" = Below minimum standards - the item is below minimum standards
  - "C" = Comments - the item cannot be adequately evaluated or it has some deficiency, but the deficiency is insufficient to make the item below minimum standards
  - "H" = Hazardous - the item in its present condition may endanger the health and safety of the occupant
- Any item marked "B", "C", or "H" must have a written comment about the item. Additional comment sheets may be attached if needed.
- "Y" = Yes "N" = No "NV" = Not Visible/Viewed "NA" = Not Applicable

**This Report:**

1. is intended to provide basic information to the home buyer and seller prior to the time of sale. This report WILL NOT be used to enforce the requirements of the Legislative Code; however, this evaluation form will be used by the Fire Department to determine if there is compliance with the requirements for a hard-wired smoke detector in single family residences.
2. is based on the current Truth-in-Sale of Housing Evaluator Guidelines.
3. is not warranted, by the City of St. Paul, or by the evaluator, for the condition of the building component, nor of the accuracy of this report.
4. covers only the items listed on the form and only those items *visible at the time of the evaluation*. The Evaluator is not required to ignite the heating plant (except during the heating season), use a ladder to observe the condition of the roofing, disassemble items or evaluate inaccessible areas.
5. may be based upon different standards than the lender, Federal Housing Administration (FHA) or Veterans Administration (VA).
6. is valid for one year from the date of issue and only for the owner named on this report.

Questions regarding this report should be directed to the evaluator.

Complaints regarding this report should be directed to Department of Neighborhood Housing and Property Improvement, Truth-in-Sale of Housing, 1600 White Bear Ave North, St. Paul, MN 55106, Phone No. (651) 266-1900.

EVALUATOR: Patrick Leahy PHONE: 651-699-6515 DATE: 01/22/2007 Rev 1/2004

Address 225 EAGLE PARKWAY 55101 Date 01/22/2007

Property Address: 225 Eagle Parkway 55101

See Page 1 for Rating Key

Item #

Comments

Specify location(s), where necessary

**BASEMENT/CELLAR**

- 1. Stairs and handrails ..... NA
- 2. Basement/cellar floor ..... NA
- 3. Foundation ..... NA
- 4. Evidence of dampness or staining ..... NA
- 5. First floor, floor system ..... NA
- 6. Beams and columns ..... NA

**ELECTRICAL SERVICE(S) # of Services .** 1

- 7. Service size:  
Amps: 30 \_\_\_ 60 \_\_\_ 100 \_\_\_ 150 \_\_\_ Other 200  
Volts: 115 \_\_\_ 115/220 X

8. C Can not view electrical jumper wire, water meter not visible.

**BASEMENT ONLY:**

- 8. Electrical service installation/grounding ..... C
- 9. Electrical wiring, outlets and fixtures ..... NA

**PLUMBING SYSTEM**

- 10. Floor drain(s) (basement) ..... M
- 11. Waste and vent piping (all floors) ..... M
- 12. Water piping (all floors) ..... M
- 13. Gas piping (all floors) ..... M
- 14. Water heater(s), installation ..... C
- 15. Water heater(s), venting ..... M
- 16. Plumbing fixtures (basement) ..... NA

14. C Water heater thermostat turned down at time of evaluation, limits evaluation.

**HEATING SYSTEM(S) # of** 1

- 17. Heating plant(s): Type: Air Fuel: Gas
  - a. Installation and visible condition ..... M
  - b. Viewed in operation (required in heating season) ... Y
  - c. Combustion venting ..... M

The Evaluator is not required to ignite the heating plant(s), except during heating season, between October 15 and April 15.

- 18. Additional heating unit(s) Type: \_\_\_\_\_ Fuel: \_\_\_\_\_
  - a. Installation and visible condition ..... -
  - b. Viewed in operation ..... -
  - c. Combustion venting ..... -

19. ADDITIONAL COMMENTS (1 through 18) -

EVALUATOR: Patrick Leahy DATE: 01/22/2007

Where there are multiple rooms to a category, the Evaluator must specify the room to which a Comment is related.

**KITCHEN**

20. Walls and ceiling .....	<u>M</u>	27. B Missing window screen.
21. Floor condition and ceiling height .....	<u>M</u>	
22. Evidence of dampness or staining .....	<u>N</u>	
23. Electrical outlets and fixtures .....	<u>M</u>	
24. Plumbing fixtures .....	<u>M</u>	
25. Water flow .....	<u>M</u>	
26. Window size/openable area/mechanical exhaust .....	<u>M</u>	
27. Condition of doors/windows/mech. exhaust ...	<u>B</u>	

**LIVING AND DINING ROOM(S)**

28. Walls and ceiling .....	<u>M</u>
29. Floor condition and ceiling height .....	<u>M</u>
30. Evidence of dampness or staining .....	<u>N</u>
31. Electrical outlets and fixtures .....	<u>M</u>
32. Window size and openable area .....	<u>M</u>
33. Window and door condition .....	<u>M</u>

**HALLWAYS, STAIRS AND ENTRIES**

34. Walls, ceilings and floors .....	<u>M</u>	38. B Missing window screen, stairway window.
35. Evidence of dampness or staining .....	<u>N</u>	
36. Stairs and handrails to upper floors .....	<u>M</u>	
37. Electrical outlets and fixtures .....	<u>M</u>	
38. Window and door condition .....	<u>B</u>	
39. Smoke detector(s) .....	<u>Y</u>	
Properly located .....	<u>Y</u>	
Hard-wired .....	<u>Y</u>	

**BATHROOM(S)**

40. Walls and ceiling .....	<u>B</u>	40. B Gaps in tile grout along floor in master bath shower. Gap in caulk seal along shower wall tile in upper level bath.
41. Floor condition and ceiling height .....	<u>M</u>	
42. Evidence of dampness or staining .....	<u>N</u>	
43. Electrical outlets and fixtures .....	<u>M</u>	47. B Door does not latch shut in master bath.
44. Plumbing fixtures .....	<u>M</u>	
45. Water flow .....	<u>M</u>	
46. Window size/openable area/mechanical exhaust .....	<u>M</u>	
47. Condition of windows/doors/mech. exhaust ..	<u>B</u>	

**SLEEPING ROOM(S)**

48. Walls and ceiling .....	<u>M</u>
49. Floor condition, area, and ceiling height .....	<u>M</u>
50. Evidence of dampness or staining .....	<u>N</u>
51. Electrical outlets and fixtures .....	<u>M</u>
52. Window size and openable area .....	<u>M</u>
53. Window and door condition .....	<u>M</u>

**ENCLOSED PORCHES AND OTHER ROOMS**

54. Walls and floor condition .....	<u>M</u>
55. Evidence of dampness or staining .....	<u>N</u>
56. Electrical outlets and fixtures .....	<u>M</u>
57. Window and door condition .....	<u>M</u>

**ATTIC SPACE (Visible Areas)**

58. Roof boards and rafters .....	<u>C</u>	58-61. C Not visible, no attic access.
59. Evidence of dampness or staining .....	<u>  </u>	
60. Electrical wiring/outlets/fixtures .....	<u>  </u>	
61. Ventilation .....	<u>  </u>	

62. ADDITIONAL COMMENTS (20 through 61)   -

Property Address: 225 Eagle Parkway 55101

See Page 1 for Rating Key

Item #      Comments

**EXTERIOR (Visible Areas)**

63. Foundation	.....	<u>C</u>
64. Basement/cellar windows	.....	_____
65. Drainage (grade)	.....	_____
66. Exterior walls	.....	_____
67. Doors (frames/storms/screens)	.....	_____
68. Windows (frames/storms/screens)	.....	_____
69. Open porches, stairways and decks	.....	_____
70. Cornice and trim	.....	_____
71. Roof structure and covering	.....	_____
72. Gutters and downspouts	.....	_____
73. Chimneys	.....	_____
74. Outlets, fixtures and service entrance	.....	_____

63-80. C Exterior areas of condo not evaluated, part of common area.

**GARAGE(S)/ACCESSORY STRUCTURE(S)**

75. Roof structure and covering	.....	<u>C</u>
76. Wall structure and covering	.....	_____
77. Slab condition	.....	_____
78. Garage doors	.....	_____
79. Garage opener- (see important notice #6)	.....	_____
80. Electrical wiring, outlets and fixtures	.....	_____
81. ADDITIONAL COMMENTS (62 through 80)	_____	_____

75-80. C Garage not yet designated, not evaluated.

**FIREPLACE/WOODSTOVES # of** 2

82. Dampers installed in fireplaces	.....	<u>Y</u>
83. Installation	.....	<u>C</u>
84. Condition	.....	<u>M</u>

83. C Gas fireplaces installed.

**SUPPLEMENTAL INFORMATION** No determination is made whether items meet minimum standards (Y/N, NA, NV, only)

INSULATION	Y/N	Type	Inches/Depth
85. Attic Insulation	<u>NV</u>	_____	_____
86. Foundation Insulation	<u>NV</u>	_____	_____
87. Kneewall Insulation	<u>NV</u>	_____	_____
88. Rim Joist Insulation	<u>NV</u>	_____	_____

89. ADDITIONAL COMMENTS (81 through 88) \_\_\_\_\_

I hereby certify I prepared this report in compliance with the St. Paul Evaluator Guidelines and all other applicable policies and procedures of the Truth-in-Sale of Housing Board. I have utilized reasonable and ordinary care and diligence and I have noted all conditions found that do not conform to the minimum standards of maintenance.

*Patrick Leahy*

Evaluator Signature

651-699-6515

Phone Number

01/22/2007

Date

Page 4 of 4

Rev 1/2004

Printed Name: Patrick Leahy

**IMPORTANT NOTICES**

- Any single family residence in St. Paul must have at least one smoke detector connected to the electrical system (hard-wired). The detector must be located near sleeping rooms. For more information call Fire Prevention, (651) 228-6230. (St. Paul Legislative Code, Chapter 58.)
- Raintleaders connected to the sanitary sewer system must be disconnected. For more information call Public Works, Sewer Division, (651) 266-6234.
- Any house built before 1950 may have lead paint on/in it. If children eat lead paint, they can be poisoned. For more information call Ramsey County Public Health, (651) 292-6525.
- Neither the City of St. Paul nor the Evaluator is responsible for the determination of the presence of airborne particles such as asbestos, noxious gases such as radon, or other conditions of air quality that may be present, nor the conditions which may cause the above.
- If this building is used for any purpose other than a single family dwelling, it may be illegally zoned. To help you determine legal uses under the zoning ordinance, contact the Zoning Administrator at (651) 266-9008.
- An automatic garage door should reverse upon striking an object. If it does not reverse it poses a serious hazard and should be immediately repaired or replaced.