



**DISCLOSURE STATEMENT:  
SELLER'S DISCLOSURE ALTERNATIVES**

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- 1. Date 8-2-21
- 2. Page 1 of 5 pages: RECORDS AND
- 3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
- 4. PART OF THIS DISCLOSURE

5. Property located at 118 West Grove St

6. City of Caledonia, County of Houston

7. State of Minnesota, Zip Code 55421 ("Property").

8. **NOTICE:** 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 Disclosure Statement: Seller's Property Disclosure Statement) or satisfy one of the following two options.** Disclosures made here, if any, are not a warranty or guarantee of any kind by Seller or licensee(s) representing or assisting any party in this transaction and are not a substitute for any inspections or warranties the party(ies) may wish to obtain.

14. (Select one option only.)

15. 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.

21. **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.**

24. The inspection report was prepared by \_\_\_\_\_, and dated \_\_\_\_\_.

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

28. \_\_\_\_\_

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

33. \_\_\_\_\_

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. **NOTE:** If both Seller and prospective Buyer agree, in writing, to waive the written disclosure required under MN Statutes 513.52 through 513.60, Seller is not obligated to disclose ANY material facts of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of the Property, other than those disclosure requirements created by any other law. Seller is not obligated to update Buyer on any changes made to material facts of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of the Property that occur, other than those disclosure requirements created by any other law.

45. **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.**

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49. **OTHER REQUIRED DISCLOSURES:**

50. **NOTE:** In addition to electing one of the above alternatives to the material fact disclosure, Minnesota law also  
51. requires sellers to provide other disclosures to prospective buyers, such as those disclosures listed below.  
52. Additionally, there may be other required disclosures by federal, state, local, or other governmental entities  
53. that are not listed below.

54. **A. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (A subsurface sewage treatment system  
55. disclosure is required by MN Statute 115.55.) (Check appropriate box.)

56. Seller  DOES  DOES NOT know of a subsurface sewage treatment system on or serving the above-described  
57. real Property. (If answer is **DOES**, and the system does not require a state permit, see *Disclosure Statement:*  
58. *Subsurface Sewage Treatment System.*)  
59.  There is a subsurface sewage treatment system on or serving the above-described real Property.  
60. (See *Disclosure Statement: Subsurface Sewage Treatment System.*)  
61.  There is an abandoned subsurface sewage treatment system on the above-described real Property.  
62. (See *Disclosure Statement: Subsurface Sewage Treatment System.*)

63. **B. PRIVATE WELL DISCLOSURE:** (A well disclosure and Certificate are required by MN Statute 103I.235.)  
64. (Check appropriate box(es).)

65.  Seller does not know of any wells on the above-described real Property.  
66.  There are one or more wells located on the above-described real Property. (See *Disclosure Statement: Well.*)  
67.  This Property is in a Special Well Construction Area.  
68.  There are wells serving the above-described Property that are not located on the Property.

69. Comments: \_\_\_\_\_  
70. \_\_\_\_\_

71. **C. VALUATION EXCLUSION DISCLOSURE:** (Required by MN Statute 273.11, Subd. 18)

72. There  IS  IS NOT an exclusion from market value for home improvements on this Property. Any valuation  
73. exclusion shall terminate upon sale of the Property, and the Property's estimated market value for property tax purposes  
74. shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the resulting tax  
75. consequences.

76. Additional comments: \_\_\_\_\_  
77. \_\_\_\_\_

78. **D. FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** Section 1445 of the Internal Revenue Code  
79. provides that a transferee ("Buyer") of a United States real property interest must be notified in writing and must  
80. withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding apply.

81. Seller represents that Seller  IS  IS NOT a foreign person (i.e., a non-resident alien individual, foreign corporation,  
82. foreign partnership, foreign trust, or foreign estate) for purposes of income taxation. This representation shall  
83. survive the closing of any transaction involving the Property described here.

84. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the  
85. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In  
86. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.  
87. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring  
88. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal  
89. Revenue Code.

90. Due to the complexity and potential risks of failing to comply with FIRPTA, including Buyer's responsibility  
91. for withholding the applicable tax, Buyer and Seller should **seek appropriate legal and tax advice regarding**  
92. **FIRPTA compliance, as the respective licensees representing or assisting either party will be unable to**  
93. **assure either party whether the transaction is exempt from the FIRPTA withholding requirements.**

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96. **E. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

97. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

98.  Seller is not aware of any methamphetamine production that has occurred on the Property.

99.  Seller is aware that methamphetamine production has occurred on the Property.

100. (See Disclosure Statement: Methamphetamine Production.)

101. **F. RADON DISCLOSURE:**

102. (The following Seller disclosure satisfies MN Statute 144.496.)

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

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

112. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota  
113. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and  
114. can be found at [www.health.state.mn.us/communities/environment/air/radon/radonre.html](http://www.health.state.mn.us/communities/environment/air/radon/radonre.html).

115. A seller who fails to disclose the information required under MN Statute 144.496, and is aware of material facts  
116. pertaining to radon concentrations in the Property, is liable to the Buyer. A buyer who is injured by a violation of MN  
117. Statute 144.496 may bring a civil action and recover damages and receive other equitable relief as determined by  
118. the court. Any such action must be commenced within two years after the date on which the buyer closed the  
119. purchase or transfer of the real Property.

120. **SELLER'S REPRESENTATIONS:** The following are representations made by Seller to the extent of Seller's actual  
121. knowledge.

122. (a) Radon test(s)  HAVE  HAVE NOT occurred on the Property.  
----- (Check one.) -----

123. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most  
124. current records and reports pertaining to radon concentration within the dwelling:

125. \_\_\_\_\_  
126. \_\_\_\_\_  
127. \_\_\_\_\_

128. (c) There  IS  IS NOT a radon mitigation system currently installed on the Property.  
----- (Check one.) -----

129. If "IS," Seller shall disclose, if known, information regarding the radon mitigation system, including system  
130. description and documentation.

131. \_\_\_\_\_  
132. \_\_\_\_\_  
133. \_\_\_\_\_

134. **G. NOTICE REGARDING AIRPORT ZONING REGULATIONS:** The Property may be in or near an airport safety zone  
135. with zoning regulations adopted by the governing body that may affect the Property. Such zoning regulations are  
136. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such  
137. zoning regulations affect the Property, you should contact the county recorder where the zoned area is located.

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140. **H. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**

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

144. **I. WATER INTRUSION AND MOLD GROWTH:** Studies have shown that various forms of water intrusion affect many  
145. homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture leaving the  
146. home.

147. Examples of exterior moisture sources may be

- 148. • improper flashing around windows and doors,
- 149. • improper grading,
- 150. • flooding,
- 151. • roof leaks.

152. Examples of interior moisture sources may be

- 153. • plumbing leaks,
- 154. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 155. • overflow from tubs, sinks, or toilets,
- 156. • firewood stored indoors,
- 157. • humidifier use,
- 158. • inadequate venting of kitchen and bath humidity,
- 159. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 160. • line-drying laundry indoors,
- 161. • houseplants—watering them can generate large amounts of moisture.

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

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

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

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





# Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless, odorless and tasteless **radioactive gas** that can seep into homes from the soil. When inhaled, its radioactive particles can damage 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.

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 exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, **any home can have high levels of radon**.

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. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

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 levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

## Radon Facts

**How dangerous is radon?** Radon is the number one cause of lung cancer in non-smokers, and the second leading cause overall. Your risk for lung cancer increases with higher levels of radon, prolonged exposure, and whether or not you are a current smoker or former smoker.

**Where is your greatest exposure to radon?** For most Minnesotans, your greatest exposure is at home where radon can concentrate indoors.

**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 home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk.

## 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 Testing

Any test lasting less than three months requires **closed-house conditions**. This means keep 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 should the test 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. This is typically in the basement, whether finished or unfinished.

### Place the test kit:

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

### How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Here are the two most common.

#### Continuous Radon Monitor

This test is completed by a licensed radon measurement professional with a calibrated CRM for a minimum of 48 hours. The data is analyzed to ensure a valid test. A report is generated by the measurement professional.

#### Simultaneous Short-Term Testing

Two short-term test kits are used at the same time, placed 4 inches apart, for a minimum of 48 hours. Test kits are sent to the lab for analysis. The lab generates a report. The two test results are averaged to get the radon level.

**All radon tests should be conducted by a licensed professional.** This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these licensed radon measurement professionals can be found at MDH's Radon web site.

## Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a nationally certified and MDH-listed radon mitigation professional.

**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 action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,200 to \$2,500.

**After a radon mitigation system is installed** perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This short-term test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

**Radon Information on the Web:**  
[www.health.state.mn.us/radon](http://www.health.state.mn.us/radon)

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