

DISCLOSURE STATEMENT: SELLER'S PROPERTY DISCLOSURE STATEMENT

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1. Date _____
2. Page 1 of 18 pages: RECORDS AND
3. REPORTS, IF ANY, ARE ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

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

6. **NOTICE:** This Disclosure Statement satisfies the disclosure requirements of MN Statutes 513.52 through 513.60.
7. Under Minnesota law, sellers of residential property, with limited exceptions listed on page nine (9), are obligated to
8. disclose to prospective buyers all material facts of which Seller is aware that could adversely and significantly affect
9. an ordinary buyer's use or enjoyment of the property or any intended use of the property of which Seller is aware.
10. MN Statute 513.58 requires Seller to notify buyer in writing as soon as reasonably possible, but in any event before
11. closing, if Seller learns that Seller's disclosure was inaccurate, Seller is obligated to continue to notify Buyer, in writing,
12. of any facts disclosed here (new or changed) of which Seller is aware that could adversely and significantly affect the
13. Buyer's use or enjoyment of the property or any intended use of the property that occur up to the time of closing.
14. Seller has disclosure alternatives allowed by MN Statutes. See *Disclosure Statement: Seller's Disclosure Alternatives*
15. form for further information regarding disclosure alternatives. This disclosure is not a warranty or a **guarantee** of any
16. kind by Seller or licensee(s) representing or assisting any party in the transaction and is not a **substitute** for any
17. inspections or warranties the party(ies) may wish to obtain.

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

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

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

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

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

33. Property located at 1650 Ridgewood Lane South,

34. City of Roseville, County of Ramsey, State of Minnesota.

35. **A. GENERAL INFORMATION:** The following questions are to be answered to the best of Seller's knowledge.

36. (1) What date May, 1986 did you Acquire Build the home?
(Check one)

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

38. Location of Abstract: _____

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

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

41. If "No," explain: _____

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

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

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

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

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

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

49. Property located at 1650 Ridgewood Lane South Roseville MN 55113

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

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

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

53. If "Yes," which zone? _____

54. (b) Have you ever had a flood insurance policy? Yes No

55. If "Yes," is the policy in force? Yes No

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

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

58. (c) Have you ever had a claim with a flood insurance **carrier** or FEMA? Yes No

59. If "Yes," please explain: _____

60. _____

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

62. Are there any

63. (9) encroachments? Yes No

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

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

66. (12) easements, other than utility or drainage easements? Yes No

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

68. _____

69. _____

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

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

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

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

74. _____

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

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

77. _____

78. Did you receive compensation for the claim(s)? Yes No

79. If you received compensation, did you have the items repaired? Yes No

80. What dates did the claim(s) occur? _____

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

92. Property located at 1650 Ridgewood Lane South Roseville MN 55113

93. (3) (a) Has/Have the structure(s) been altered?
94. (e.g., additions, altered roof lines, changes to load-bearing walls) Yes No
95. If "Yes," please specify what was done, when, and by whom (owner or contractor):
96. _____
97. _____

98. (b) Has any work been performed on the property? (e.g., additions to the property, wiring, plumbing, retaining wall, general finishing) Yes No
99. If "Yes," please explain: SEE PAGES 13 + 14
100. _____
101. _____

102. (c) Are you aware of any work performed on the property for which
103. appropriate permits were not obtained? Yes No
104. If "Yes," please explain: _____
105. _____

106. (4) Has there been any damage to flooring or floor covering? Yes No
107. If "Yes," give details of what happened and when: _____
108. _____

109. (5) Do you have or have you previously had any pets? Yes No
110. If "Yes," indicate type dog No dog since 2010 and number 2
111. _____

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

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

114. (a) cracked floor/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(e) leakage/seepage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
115. (b) drain tile problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(f) sewer backup? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
116. (c) flooding? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(g) wet floors/walls? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
117. (d) foundation problem? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(h) other? _____ <input type="checkbox"/> Yes <input type="checkbox"/> No

118. Give details to any questions answered "Yes":
119. SEE PAGES 13 + 14
120. _____

121. (8) **THE ROOF:**

122. (a) What is the age of the roofing material?
123. Home: 14 years Garage(s)/Outbuilding(s): 14 years

124. (b) Has there been any interior or exterior damage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
125. (c) Has there been interior damage from ice buildup? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
126. (d) Has there been any leakage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
127. (e) Have there been any repairs or replacements made to the roof? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

128. Give details to any questions answered "Yes":
129. _____

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132. Property located at 1650 Ridgewood Lane South Roseville MN 55113

133. (9) THE EXTERIOR AND INTERIOR WALLS/SIDING/WINDOWS: brick and cedar
134. (a) The type(s) of siding is (e.g., vinyl, stucco, brick, other): brick and cedar
135. (b) cracks/damage? Yes No
136. (c) leakage/seepage? Yes No
137. (d) other? Yes No
138. Give details to any questions answered "Yes": _____

139. _____

140. C. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND OTHER MECHANICAL SYSTEMS:

141. NOTE: This section refers only to the working condition of the following items. Answers apply to all such

142. items unless otherwise noted in comments below. Personal property is included in the sale ONLY IF

143. specifically referenced in the Purchase Agreement.

144. CHECK "NA" FOR ONLY THOSE ITEMS NOT PHYSICALLY LOCATED ON THE PROPERTY.

	Working Order				Working Order		
	Yes	No	NA		Yes	No	NA
147. Air-conditioning.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Propane tank.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
148. <input checked="" type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Window				<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
149. Air exchange system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Range/oven.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150. Carbon monoxide detector.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range hood.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
151. Ceiling fan.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
152. Central vacuum.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Security system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
153. Clothes dryer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
154. Clothes washer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (battery).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
155. Dishwasher.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke detectors (hardwired).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
156. Doorbell.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar collectors.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
157. Drain tile system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158. Electrical system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilet mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
159. Environmental remediation system				Trash compactor.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
160. (e.g., radon, vapor intrusion).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV antenna system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
161. Exhaust system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV cable system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
162. Fire sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TV receiver.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
163. Fireplace.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	TV satellite dish.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
164. Fireplace mechanisms.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
165. Freezer.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
166. Furnace humidifier.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water purification system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
167. Garage door auto reverse.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
168. Garage door opener.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
169. Garage door opener remote.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
170. Garbage disposal.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water treatment system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
171. Heating system (central).....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Rented <input type="checkbox"/> Owned			
172. Heating system (supplemental).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Windows.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
173. Incinerator.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window treatments.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
174. Intercom.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood-burning stove.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
175. Lawn sprinkler system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176. Microwave.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
177. Plumbing.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
178. Pool and equipment.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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181. Property located at 1650 Ridgewood Lane South Roseville MN 55113

182. Are there any items or systems on the property connected or controlled wirelessly, via internet protocol ("IP"), to
183. a router or gateway or directly to the cloud? Yes No

184. Comments regarding issues in Section C: Thermostat is wi-fi connected

185.

186. **D. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

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

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

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

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

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

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

196. Seller certifies there are one or more wells located on the above-described real property.
197. (See *Disclosure Statement: Well.*)

198. Are there any wells serving the above-described property that are not located on the
199. property? Yes No
200. If "Yes":

201. (1) How many properties or residences does the shared well serve? _____

202. (2) Is there a maintenance agreement for the shared well? Yes No

203. If "Yes," what is the annual maintenance fee? \$ _____

204. Is this property in a Special Well Construction Area? Yes No

205. **F. PROPERTY TAX TREATMENT:**

206. **Valuation Exclusion Disclosure** (Required by MN Statute 273.11, Subd. 18.)

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

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

211. Additional comments: _____

212.

213. **Preferential Property Tax Treatment**

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

215. (e.g., Disability, Green Acres, CRP, RIM, Rural Preserve, Veterans' Benefits,

216. Non-Profit Status) Yes No

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

218. Explain: _____

219.

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

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

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

229. **NOTE:** If the above answer is "IS," Buyer may be subject to income tax withholding in connection with the transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.
230. If the above answer is "IS NOT," Buyer may wish to obtain specific documentation from Seller ensuring
231. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
232. Revenue Code.
233.
234.

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

239. **H. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

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

243. (See Disclosure Statement: *Methamphetamine Production*.)

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

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

252. **K. CEMETERY ACT:** The following questions are to be answered to the best of Seller's knowledge.

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

256. Are you aware of any human remains, burials, or cemeteries located on the property? Yes No

257. If "Yes," please explain: _____

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

261. **L. ENVIRONMENTAL CONCERNS:** To your knowledge, have any of the following previously existed or do they
262. currently exist on the property?

263. (1) Animal/Insect/Pest Infestation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(6) Lead? (e.g., paint, plumbing)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
264. (2) Asbestos?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(7) Mold?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
265. (3) Diseased trees?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(8) Soil problems?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
266. (4) Formaldehyde?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(9) Underground storage tanks?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
267. (5) Hazardous waste/substances?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(10) Vapor intrusion?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
268. (11) Other?	<u>ARBORIST SAYS OAK IN FRONT IS "STRESSED"</u>				<input checked="" type="checkbox"/> No

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

271. Property located at 1650 Ridgewood Lane South Roseville MN 55113.
272. (11) Have you ever been contacted or received any information from any governmental authority pertaining to
273. possible or actual environmental contamination (e.g., vapor intrusion, drinking water, and/or soil
274. contamination, etc.) affecting the property? Yes No
275. (12) Are you aware if there are currently, or have previously been, any orders issued on the property by any
276. governmental authority ordering the remediation of a public health nuisance on
277. the property? Yes No
278. If answer above is "Yes," all orders HAVE HAVE NOT been vacated.
----- (Check one.) -----
279. (13) Please provide clarification or further explanation for all applicable "Yes" responses in Section L.
280. _____
281. _____

282. **M. RADON DISCLOSURE:** (The following Seller disclosure satisfies MN Statute 144.496.)

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

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

292. **RADON IN REAL ESTATE:** By signing this Statement, Buyer hereby acknowledges receipt of the Minnesota
293. Department of Health's publication entitled **Radon in Real Estate Transactions**, which is attached hereto and
294. can be found at www.health.state.mn.us/divs/eh/indoorair/radon/rnrealestateweb.pdf.

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

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

302. (a) Radon test(s) HAVE HAVE NOT occurred on the property.
----- (Check one.) -----
303. (b) Describe any known radon concentrations, mitigation, or remediation. **NOTE:** Seller shall attach the most
304. current records and reports pertaining to radon concentration within the dwelling:

305. _____

306. _____

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

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

310. _____

311. _____

312. **EXCEPTIONS:** See Section R for exceptions to this disclosure requirement.

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

315. Property located at 1650 Ridgewood Lane South Roseville MN 55113

316. **N. NOTICES/OTHER DEFECTS/MATERIAL FACTS:** The following questions are to be answered to the best of
317. Seller's knowledge.

318. **Notices:** Seller **HAS** **HAS NOT** received a notice regarding any proposed improvement project from any
319. assessing authorities, the costs of which project may be assessed against the property. If "HAS," please attach
320. and/or explain: _____
321. _____

322. **Other Defects/Material Facts:** Are there any other material facts that could adversely and significantly affect an
323. ordinary buyer's use or enjoyment of the property or any intended use of the property? Yes No

324. If "Yes," explain: _____
325. _____

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

329. Examples of exterior moisture sources may be:

- 330. • improper flashing around windows and doors,
- 331. • improper grading,
- 332. • flooding,
- 333. • roof leaks.

334. Examples of interior moisture sources may be:

- 335. • plumbing leaks,
- 336. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
- 337. • overflow from tubs, sinks, or toilets,
- 338. • firewood stored indoors,
- 339. • humidifier use,
- 340. • inadequate venting of kitchen and bath humidity,
- 341. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
- 342. • line-drying laundry indoors,
- 343. • houseplants—watering them can generate large **amounts** of moisture.

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

347. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to
348. humans. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health
349. problems, particularly in some immunocompromised individuals and people who have asthma or allergies to mold.
350.

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

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

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

363. Property located at 1650 Ridgewood Lane South Roseville MN 55113

364. Q. ADDITIONAL COMMENTS: _____

365. _____

366. R. MN STATUTES 513.52 THROUGH 513.60: SELLER'S MATERIAL FACT DISCLOSURE:

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

368. (1) real property that is not residential real property;
369. (2) a gratuitous transfer;
370. (3) a transfer pursuant to a court order;
371. (4) a transfer to a government or governmental agency;
372. (5) a transfer by foreclosure or deed in lieu of foreclosure;
373. (6) a transfer to heirs or devisees of a decedent;
374. (7) a transfer from a co-tenant to one or more other co-tenants;
375. (8) a transfer made to a spouse, parent, grandparent, child, or grandchild of Seller;
376. (9) a transfer between spouses resulting from a decree of marriage dissolution or from a property agreement incidental to that decree;
377. (10) a transfer of newly constructed residential property that has not been inhabited;
378. (11) an option to purchase a unit in a common interest community, until exercised;
379. (12) a transfer to a person who controls or is controlled by the grantor as those terms are defined with respect to a declarant under section 515B.1-103, clause (2);
380. (13) a transfer to a tenant who is in possession of the residential real property; or
381. (14) a transfer of special declarant rights under section 515B.3-104.

384. **MN STATUTES 144.496: RADON AWARENESS ACT**

385. The seller disclosure requirements of MN Statute 144.496 DO NOT apply to (1)-(9) and (11)-(14) above. Sellers
386. of newly constructed residential property must comply with the disclosure requirements of MN Statute 144.496.

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

390. **No Duty to Disclose:**

391. (A) There is no duty to disclose the fact that the property
392. (1) is or was occupied by an owner or occupant who is or was suspected to be infected with Human
 393. Immunodeficiency Virus or diagnosed with Acquired Immunodeficiency Syndrome;
 394. (2) was the site of a suicide, accidental death, natural death, or perceived paranormal activity; or
 395. (3) is located in a neighborhood containing any adult family home, community-based residential facility, or
 396. nursing home.
397. (B) **Predatory Offenders.** There is no duty to disclose information regarding an offender who is required to
398. register under MN Statute 243.166 or about whom notification is made under that section, if Seller, in a timely
399. manner, provides a written notice that information about the predatory offender registry and persons registered
400. with the registry may be obtained by contacting the local law enforcement agency where the property is
401. located or the Department of Corrections.
402. (C) The provisions in paragraphs (A) and (B) do not create a duty to disclose any facts described in paragraphs
403. (A) and (B) for property that is not residential property.
404. (D) **Inspections.**
405. (1) Except as provided in paragraph (2), Seller is not required to disclose information relating to the real
 406. property if a written report that discloses the information has been prepared by a qualified third party
 407. and provided to the prospective buyer. For purposes of this paragraph, "qualified third party" means a
 408. federal, state, or local governmental agency, or any person whom Seller or prospective buyer reasonably
 409. believes has the expertise necessary to meet the industry standards of practice for the type of inspection
 410. or investigation that has been conducted by the third party in order to prepare the written report.
 411. (2) Seller shall disclose to the prospective buyer material facts known by Seller that contradict any information
 412. included in a written report under paragraph (1) if a copy of the report is provided to Seller.

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

415. Property located at 1650 Ridgewood Lane South Roseville MN 55113

416. **S. SELLER'S STATEMENT:**

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

418. Seller(s) hereby states the facts as stated above are true and accurate and authorizes any licensee(s) representing
419. or assisting any party(ies) in this transaction to provide a copy of this Disclosure Statement to any person or entity
420. in connection with any actual or anticipated sale of the property. A seller may provide this Disclosure Statement
421. to a real estate licensee representing or assisting a prospective buyer. The Disclosure Statement provided to the
422. real estate licensee representing or assisting a prospective buyer is considered to have been provided to the
423. prospective buyer. If this Disclosure Statement is provided to the real estate licensee representing or assisting the
424. prospective buyer, the real estate licensee must provide a copy to the prospective buyer.

425. **Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed**
426. **here (new or changed) of which Seller is aware that could adversely and significantly affect the Buyer's**
427. **use or enjoyment of the property or any intended use of the property that occur up to the time of closing.**
428. To disclose new or changed facts, please use the *Amendment to Disclosure Statement* form.

429. Donald P. Jackne 8/20/2018 Nay Ellen Jackne 8-20-2018
(Seller) (Date) (Seller) (Date)

430. **T. BUYER'S ACKNOWLEDGEMENT:**

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

432. I/We, the Buyer(s) of the property, acknowledge receipt of this *Seller's Property Disclosure Statement* and agree
433. that no representations regarding facts have been made other than those made above. This Disclosure Statement
434. is not a warranty or a guarantee of any kind by Seller or licensee(s) representing or assisting any party in the
435. transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

436. The information disclosed is given to the best of Seller's knowledge.

437. _____
(Buyer) (Date) (Buyer) (Date)

438. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
439. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING ON THE PROPERTY.**

Radon in Real Estate Transactions

11

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, it 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 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; and
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.



MDH Minnesota
Department of Health
INDOOR AIR UNIT

MDH Radon Program
PO Box 64975
St Paul, MN 55164-0975
health.indoor@state.mn.us
www.health.state.mn.us/radon
651-201-4601
800-798-9050

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. 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. Test for at least 48 hours.

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

Radon Mitigation

When elevated levels of radon are found, they can be easily reduced by a certified radon mitigation professional.

Radon mitigation is the process used to reduce radon concentrations in buildings. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system should reduce levels to below 4.0 pCi/L, if not lower.

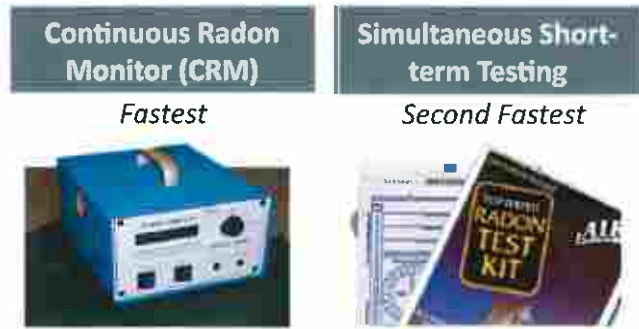
After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

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".

How are radon tests conducted in real estate transactions? There are special protocols for radon testing. The two most common ways to test are either using a calibrated continuous radon monitor (CRM) or two-short term test kits used at the same time. The short-term test kits are placed 4 inches apart and the results are averaged.



All radon tests should be conducted by a certified professional. This ensures the test was conducted properly, in the correct location, and under appropriate building conditions. A list of these radon measurement professionals can be found at MDH's Radon website. If the seller previously conducted testing in a property at or above 4 pCi/L, the home should be mitigated.

Improvements

1650 Ridgewood Lane South

- Chimney and Fireplaces
 - Built new chimney from roofline to crown; flu-joint repair for lower level fireplace; installed new damper caps on both upper level and lower level fireplaces.
 - Repairs and inspection completed as of August 15, 2018 by The Chimney Guys.
 - New glass doors installed on upper level and lower level fireplaces, April, 2018.
- New carpet installed on stairs to lower level July, 2018.
- New clothes washing machine installed March, 2018 by Warner Stellan: Maytag 4.3cf.
- New sump pump, Pro Series S3033 installed September, 2017 by MSP (Minneapolis Plumbing Heating and Air) installed September, 2017. 4-year warranty.
- New furnace, Carrier Performance Series, Model 59TP6, Silver Option, installed by MSP September, 2017. 10-year parts and labor warranty.
- New thermostat, Honeywell Lyric T6 Pro Wi-Fi programmable, installed September, 2017.
- New garage door, Amarr steel insulated door, installed by North Country Garage Door, LLC, 2016.
- New concrete driveway, sidewalk and front steps installed by Sullivan Riehm Construction, 2014.
- Kitchen remodel 2014 Hoglund Home Improvement, LLC.
 - New appliances: Frigidaire Professional Series refrigerator, stove, microwave with venting, dishwasher (Warner Stellan)
 - New cabinetry
 - New countertops, sink, backsplash
 - Dura-ceramic flooring
 - New lighting
 - Electrical service upgrade
- Weatherization upgrade, December, 2013, Twin City Insulation.
 - Sealed and caulked all air passages to attic, installed attic insulation to R-50, added R-11 insulation on attic knee-wall.
- Drain tile/French Drain system installed 2008 by Ground Tech. Drain tiles with underground drainage connecting all downspouts to front

- yard emitters (known as a French Drain system) which enhances drainage from back and side yards.
- Well sealed April, 2005 Johnson Brothers Well Drilling Co. Closure certified with MN Dept. of Health.
 - New gutters installed April, 2005 Lampert Exteriors.
 - Windows replaced in 2004. 15 Marvin Tilt-pack windows and 3 picture windows with Low E-II argon gas. Marvin French doors to sunroom, Low-E with argon.
 - Built new addition in 2004 including main floor sunroom, lower level bedroom, lower level 3/4 bathroom, cedar deck. Jespersen Construction.
 - House and new addition reroofed 2004. CW Landscaping and Roofing.
 - Foundation repair in 2004. Evans Enterprises rebuilt foundation. In planning the addition, we found problems in south wall. Evans excavated around the whole house to footing and in an abundance of caution we opted to install concrete and rebar supports every 2 feet on south side and every 4 feet around the rest of the house. Ground and tuck-pointed all cracks on exterior/interior of walls followed by application of waterproofing material and a water vapor on exterior of walls. Installed concrete foundation for the new addition.
 - Installed exterior drainage system with sump pump in new addition.
 - Improved south side landscaping and built decorative retaining wall for perennial garden.
 - Installed 3 egress windows in lower level.
 - Since the foundation repairs were made in 2004, we have had no leaking and no cracking.

All work done on repairs, building of addition, remodeling has been completed under permit and inspection as required.

MINNESOTA DEPARTMENT OF HEALTH
WELL AND BORING SEALING RECORD
 Minnesota Statutes, Chapter 1031

Minnesota Well and Boring Sealing No. _____
 Minnesota Unique Well No. or W-series No. _____
 (Leave blank if not known)

H **222053**

WELL OR BORING LOCATION

County Name Ramsey

Township Name _____

Range No. 29

Section No. 23

Fraction (SW → SE) 16 SESE NE

Date Sealed Apr 14 - 05

Date Well or Boring Constructed 1947

GPS LOCATION: Latitude _____ degrees _____ minutes _____ seconds
 Longitude _____ degrees _____ minutes _____ seconds

Depth Before Sealing 131 ft.

Original Depth 131 ft.

Numerical Street Address or File Number and City of Well or Boring Location

1650 Ridgewood Lane Roseville

AQUIFER(S) ES Springs Aquifer Multiaquifer

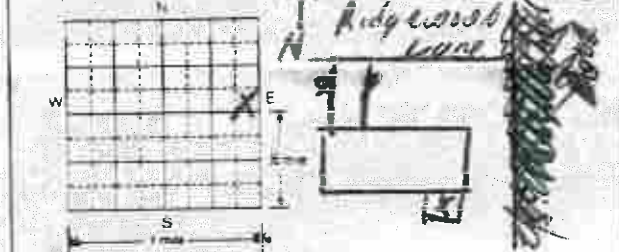
STATIC WATER LEVEL Measured Estimated

WELLBORING: Test Borehole Monitor Well Other

102 ft. Below land surface Above land surface

Show exact location of well or boring in section grid with "X"

CASING TYPE(S) Steel Plastic Tile Other



WELLHEAD COMPLETION: Outside: Well House Pitless Adapter/Unit Well Pit Buried

Inside: Assessment Offset Well Fit Buried

PROPERTY OWNER'S NAME/COMPANY NAME

Don Joehne

CASING(S) Diameter _____ Depth _____ Set in oversize hole? _____ Annular space initially grouted? _____

Property owner's mailing address if different than well location address indicated above

5 in. from 6 to 126 ft. Yes No Yes No Unknown

_____ in. from _____ to _____ ft. Yes No Yes No Unknown

_____ in. from _____ to _____ ft. Yes No Yes No Unknown

WELL OWNER'S NAME/COMPANY NAME

Well owner's mailing address if different than property owner's address indicated above

SCREEN/OPEN HOLE Screen from 126 to 131 ft. Open Hole from _____ to _____ ft.

GEOLOGICAL MATERIAL COLOR HARDNESS OR FORMATION FROM TO

Estimated log

OBSTRUCTIONS Rods/Drop Pipe Check Valve(s) Debris Fill No Obstruction

Type of Obstructions (Describe) _____

Obstructions removed? Yes No Describe _____

Quilt @ 131

PUMP Type Stroke Pump Removed Not Present Other

METHOD USED TO SEAL ANNULAR SPACE BETWEEN 2 CASINGS, OR CASING AND BORE HOLE: Annular Space Exists Annular space grouted with tremie pipe Casing Perforation/Removal

_____ in. from _____ to _____ ft. Perforated Removed

_____ in. from _____ to _____ ft. Perforated Removed

Type of perforator _____

Other _____

GROUTING MATERIAL(S) (One bag of cement = 94 lbs., one bag of bentonite = 50 lbs.)

Grouting Material Cement from 6 to 131 ft. _____ yards 14 bags

_____ from _____ to _____ ft. _____ yards _____ bags

_____ from _____ to _____ ft. _____ yards _____ bags

REMARKS, SOURCE OF DATA, DIFFICULTIES IN SEALING

OTHER WELLS AND BORINGS unknown - only saw 1 well

Other unsealed and unused well or boring on property? Yes No How many? _____

LICENSED OR REGISTERED CONTRACTOR CERTIFICATION

This well or boring was sealed in accordance with Minnesota Rules, Chapter 4725. The information contained in this report is true to the best of my knowledge.

Johnson Bros Well Drilling Co License or Registration No. _____

John S. Johnson Date Apr 14 - 05

Roger Johnson Name of Person Sealing Well or Boring

IMPORTANT-FILE WITH PROPERTY PAPERS-WELL OWNER COPY

H **222053**

Ron The Sewer Rat, LLC
P. O. Box 17095
Minneapolis, MN 55417
www.ronthesewerrat.com
612-724-8253

16

Personalized Service
Since 1973

Reasonable Rates
Since 1973

Job # 58873

Name Mary J. Donald Jackson Date 7-18-18

Address 1650 Ridgewood Ln S Phone _____

City Rosville Phone _____

Work Requested _____

Bill to _____ Name _____

Instructions _____ Phone _____

Time In _____:_____ Time Out _____:_____ Work Performed by J-SR

Main Line Cleaning	\$ _____	Bathroom Sink	\$ _____	Laundry Tub	\$ _____
Inner Main Cleaning	\$ _____	Kitchen Sink	\$ _____	Toilet	\$ _____
Bath Tub/Shower	\$ _____	Floor Drain	\$ _____	Camera Job	\$ <u>150.00</u>
Other/Extra Time	\$ _____	Parts Installed	\$ _____	Mileage	\$ _____

CREDIT CARD PROCESSING FEE \$ _____ TOTAL BILL \$ 150.00

NOTES 0 to 16ft is cast. 16ft to 96ft is clay tile.
96ft to 100ft is PVC. No breaks, cracks, or leaks.
Made DVD, gave to customer.

NO WARRANTY 30 DAY WARRANTY FULL 90 DAY WARRANTY

The work performed will be done in a professional workman-like manner using regular sewer and drain cleaning equipment and sewer camera equipment, if applicable. If, however, it is found during the cleaning process that the sewer tile or any of the inside lines or other pipes being serviced under this agreement are settled, broken, corroded, or damaged without respect to the cause, Ron The Sewer Rat, its employees, or sub contractors shall not be held responsible for these damages or any related damage from water or leaks either apparent or hidden or losses due to unfinished work.

Estimate is for 1 hour of work. After first hour we charge \$85 per hour.

CASH CK CC *** BILL TO Estimated total charges \$ _____

*** ALL BILLINGS MUST BE PREAPPROVED *** 3% Processing Fee added to all Credit Cards ***
*** After 30 days from Billing Date 8% Fee Added to all unpaid balances *** \$25 Return Check Fee ***

I authorize & agree to all of the above.



**TREE AND
HORTICULTURAL
SPECIALISTS**

a **DAVEY** company

17

405 Hardman Ave. South
South St. Paul, MN 55075
651.451.8907 | www.sstree.com

PLANT HEALTH CARE REPORT

Service Name/Address *Don Jaehne*
1650 Ridgewood Ln S Roseville MN 55113
 Billing Name/Address
Sam

Application #	Today's Application			Plants Treated
<input checked="" type="checkbox"/> 1	<input type="checkbox"/> Tree/Shrub Fertilization	<input type="checkbox"/> Anthracnose	<input type="checkbox"/> Adelgid	<i>1 White oak (front yard)</i>
<input type="checkbox"/> 2	<input type="checkbox"/> DED	<input type="checkbox"/> Leaf Disease	<input type="checkbox"/> EAB	
<input type="checkbox"/> 3	<input type="checkbox"/> Oak Wilt	<input type="checkbox"/> Needlecast	<input checked="" type="checkbox"/> Borer	
<input type="checkbox"/> 4	<input type="checkbox"/> Apple Scab	<input type="checkbox"/> Japanese Beetle	<input type="checkbox"/> Scale	
	<i>Growth X</i>	<input type="checkbox"/> Sawfly	<input checked="" type="checkbox"/> Other	

Brand Name	EPA Reg. No.	Rate	Amount Applied
Xytect 2F	42750-115-74779	0.2-0.4oz/1"DBH	
Cleary 3336F	1001-69	24oz/100gal	
Tourney	59639-144	1-4oz/100gal	
Tengard SFR	70506-6	6oz/100gal	
Transtect	59639-170-74779	.2 oz/1"DBH	
Forbid 4F	432-1279	3oz/100gal	
Champ	55146-64	32oz/100gal	
Quali-Pro Propiconazole 14.3	66222-41	8ml/1" DBH or 20ml/1"DBH	
Arbortect 20-S	100-892	12fl oz/6gal/5" DBH	
TREE-age	100-1309-74578	Rate varies by DBH	<i>135 ml</i>
Lepitect	74779-6	1lb/100gal	
Alamo	100-741	10ml/1 liter H ₂ O per 1"DBH	
Junction	67690-35	1.5lbs/100gal	
Cambistat	74779-3	1:11 water, rate varies by species	<i>240 ml</i>

Fertilizer Applied
 Brand Name: *Arbor Green® Pro 30-0-10*
 Guaranteed Analysis:
 - Water Soluble Nitrogen: 30%
 - Water Insoluble Nitrogen: 20%
 - Available Phosphate: 10%
 - Soluble Potash: 10%
 Derived from: ureaform, potassium sulfate, potassium polyaspartate

Date Applied	Start Time	Complete Time	Temperature	Wind Direction/Speed
<i>9/13/17</i>	<i>12:25 pm</i>	<i>1:20</i>	<i>81°</i>	<i>SSE @ 8</i>

Applicator's Name (Print)	Applicator's License #	Applicator's Signature
<i>Hannah Stellrecht</i>	<i>20179458</i>	<i>Hannah Stellrecht</i>



TREE AND HORTICULTURAL SPECIALISTS

a DAVEY company

Invoice

18

Amount Due

\$899.86

Customer	Customer number	Invoice number	Invoice date	Payment due date
DON JAEHNE	6394246	911721987	September 14, 2017	October 14, 2017
Current services	Date of service	Cost of service	Sales tax (if applies)	Service total

DON JAEHNE

1650 RIDGEWOOD LN S, ROSEVILLE, MN

Growth Regulator - 3 year	09/13/2017	420.00	29.93	449.93
---------------------------	------------	--------	-------	--------

(Contract #45330864)

Two stemmed White Oak tree in the front yard (20", 22") has chlorosis and likely root stress from various construction projects done in the last decade: Soil inject Cambisat, a plant growth regulator around the base of the tree, which slows canopy growth while promoting root health and development.

This treatment lasts for 3 years.

To be done with Two-lined Chestnut borer treatment.

TwolinedChestnutBorer trnk inj	09/13/2017	420.00	29.93	449.93
--------------------------------	------------	--------	-------	--------

(Contract #45330864)

Two stemmed White Oak tree in the front yard (20", 22"): Apply one trunk injection of Tree-Age (Emamectin benzoate) to minimize two-lined chestnut borer for two years.

To be done with Cambistat application

Total amount due

899.86

pd online 9/30/2017

\$ 899.86

Payment Doc No 145649230

*Auth Code 09819C
Auth Ref Code 511507814*

Thank you for your business!

Rate your experience:
www.davey.com/feedback

Just Ask Us!

Have questions about our services?
Visit us online at www.sstree.com
or call your local arborist
Emily Mumford at (651) 451-8907.

Your Local Office

405 Hardman Ave
South Saint Paul, MN 55075-2415
(651) 451-8907

Page 1 of 1



TREE AND HORTICULTURAL SPECIALISTS

a DAVEY company

S&S Tree
405 Hardman Ave. S
South St. Paul, MN 55075

FORWARDING SERVICE REQUESTED

Ways to Pay

- 1) Pay online at www.davey.com
- 2) Pay by phone at 1-855-224-6115
- 3) Mail in a check (please include remittance stub)

Please contact your local office regarding any service issues.

Amount Due: \$899.86

Due Date: October 14, 2017

Invoice Date: September 14, 2017

Invoice Number: 911721987

Customer Number: 6394246

001438

31325391

Mail Payment To:

The Davey Tree Expert Company
P.O. Box 94532
Cleveland, OH 44101-4532

DON JAEHNE
1650 RIDGEWOOD LN S
ROSEVILLE, MN 55113-5624



0006394246009117219874091420174000000008998642