
CONDITION OF THE PROPERTY

This document, dated _____, concerns the real property located at: _____

and legally described as: _____

COMPLIANCE WITH STATUTE

Seller and Buyer may agree to inspections conducted by Buyer regardless of how Seller and Buyer decide to comply with this disclosure law. If Buyer wants an inspection, the purchase agreement should include provisions for a Buyer-obtained inspection.

Pursuant to Minnesota Statutes sections 513.52 - 513.60, to comply with the statute: Seller must provide a written disclosure, or Buyer must have received an inspection report, or Buyer and Seller may waive the written disclosure requirements. This compliance is for Seller's real property located at _____

SELECT ONLY ONE OF THESE THREE

- (1) **Seller's Disclosure.** Seller is providing a written disclosure to Buyer. Seller's disclosure is included in this form. Seller shall correct in writing any inaccuracies in the disclosure as soon as reasonably possible before closing.
- (2) **Inspection Report.** Buyer has received an inspection report by a qualified third-party. If a copy of the inspection report is provided to Seller, Seller shall disclose to Buyer material facts known to Seller that contradict any information in the inspection report. Seller's disclosure of contradictory information is below of this form.
- (3) **Waiver of Disclosure. By signing here, Seller and Buyer waive the written disclosure and inspection report required under sections 513.52 to 513.60. DO NOT SIGN HERE UNLESS WAIVER IS SELECTED.**

SELLER: _____

BUYER: _____

SELLER: _____

BUYER: _____

**SELLER'S DISCLOSURE OF CONDITIONS
CONTRADICTORY TO THE INSPECTION REPORT**

If a copy of the inspection report has been provided to Seller, Seller discloses to Buyer material facts known by Seller that contradict any information included in the written inspection report: (use additional sheets if necessary) _____

BUYER'S STATEMENT OF INTENDED USE.

Buyer states that Buyer intends to use the property as a single-family residence and for the following uses:

PART A: SELLER'S STATUTORY DISCLOSURE.

LIST HERE ALL MATERIAL FACTS OF WHICH THE SELLER IS AWARE THAT COULD ADVERSELY AND SIGNIFICANTLY AFFECT:

- (1) AN ORDINARY BUYER'S USE AND ENJOYMENT OF THE PROPERTY; OR,
- (2) ANY INTENDED USE OF THE PROPERTY OF WHICH THE SELLER IS AWARE.

OPTIONAL AND SUPPLEMENTAL DISCLOSURES.

PART B: CONDITION OF THE REAL PROPERTY: BUILDINGS, IMPROVEMENTS, LAND. *The condition of any personal property to be transferred to Buyer is excluded from this Disclosure.*

Question	Answer
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Minnesota State Form

	Circle One
What year did you buy the property?	
What year was the house built?	
How old are the roof shingles or roof surface on the house and attached garage?	
How old are the roof shingles or roof surface on the detached garage?	
Have you occupied the property continuously for the past year? If 'No', please explain.	YES NO
Is the house suitable for year-round use? If 'No', please explain.	YES NO
Do you have the prior owner's disclosure statements to you? If so, please attach a copy.	YES NO

Are you aware of any of the following, now or in the past? Explain all of your "YES" answers in the space at the end of this section.	
Soil or settling problems	YES NO
Diseased trees?	YES NO
Animal or insect infestations?	YES NO
Flooding?	YES NO
Wet floors or wet walls?	YES NO
Water leakage or seepage anywhere in the buildings?	YES NO
Problems with the drain tile system, if there is one?	YES NO
Cracked floors or walls?	YES NO
Foundation cracks, settling, deterioration or other problems?	YES NO
Sewer backups?	YES NO
Ice damage to any of the buildings?	YES NO
Fire or smoke damage in the house or garage (except fires in the fireplace or wood burning stove)?	YES NO
Explain all of your "YES" answers for this section. (Attach additional sheets if necessary)	

Minnesota State Form

Question	Answer
	Circle One
Have you made any warranty claims against manufacturers for problems with the property?	YES NO
Has the structure been altered, for example, adding a room, changing the roof, or remodeling an interior wall?	YES NO
Have there been any roof repairs or replacements?	YES NO
Have you had any pets in the house?	YES NO
Explain all of your "YES" answers for this section	

PART C: CONDITION OF THE MECHANICAL SYSTEMS (HEATING, PLUMBING, ELECTRICAL, GAS), FIXTURES, AND APPLIANCES.

The question to be answered for all of these items is, "Is this item in working order?" "In working order" means that the item functions for the purpose that it is intended to perform, that it does not now need repairs or service, that it now missing any essential parts, and that its only imperfections are "cosmetic" or signs of "wear and tear" or diminished effectiveness associated with a product of its age.

ARE THE FOLLOWING ITEMS IN WORKING ORDER?

	[CIRCLE ONE]
Cross out items not included in this sale. Explain all of your "NO" answers for this section in the space at the end	
Air Conditioners, Window Units (if built into windows)	YES NO
Air Conditioning, Central	YES NO
Awnings	YES NO
Ceiling fan(s)	YES NO
Central Heating System / Furnace	YES NO
Central Vacuum Cleaning System	YES NO
Dishwasher	YES NO
Door bells and buttons	YES NO
Drain Tile System	YES NO
Electrical System	YES NO
Electronic Air Cleaner	YES NO

Minnesota State Form

Exhaust system / make-up air unit	YES	NO
Fire Sprinkler System	YES	NO
Fireplace flues, dampers, and mechanisms	YES	NO
Fireplace Inserts	YES	NO
Fireplace(s)	YES	NO
Garage Door Opener Automatic Reverse	YES	NO
Garage Door Opener	YES	NO
Garage Door Opener Controls	YES	NO
Garbage Disposal	YES	NO
Gas grill (built in)	YES	NO
Hot tub (spa), plumbing and equipment	YES	NO
Humidifier	YES	NO
Incinerator	YES	NO
Intercom system	YES	NO
Microwave (built in)	YES	NO
Plumbing	YES	NO
Plumbing fixtures, faucets, sinks, toilets, baths, showers and drains	YES	NO
Range / Oven (built in)	YES	NO
Stove hoods	YES	NO
Refrigerators (built in)	YES	NO
Satellite Dish	YES	NO
Sauna heating equipment	YES	NO
Security system	YES	NO
Smoke Detectors	YES	NO
Solar Collectors	YES	NO
Storm Windows	YES	NO
Sump Pump	YES	NO
Supplemental heaters	YES	NO

Minnesota State Form

Swimming pool, plumbing and equipment	YES	NO
Trash compactor	YES	NO
TV Antenna / Cable TV system	YES	NO
Underground irrigation system (sprinklers)	YES	NO
Water heater(s)	YES	NO
Water treatment systems (softener, clarifier, filter)	YES	NO
Window glass and seals	YES	NO
Window hardware	YES	NO
Window coverings, shaded and drapery mechanisms	YES	NO
Window screens	YES	NO
Wood burning stove and chimney	YES	NO
Explain all of your "NO" answers for this section		

PART D: ENVIRONMENTAL DISCLOSURES.

Question	Answer	
	CIRCLE ONE	Comment or Explanation
ASBESTOS		
Are you aware of any asbestos on the property? If "YES", please explain.	YES NO	
Are you aware of any inspections for the presence of asbestos? If "YES", please explain and attach a copy of any inspection reports that you have.	YES NO	
WELL WATER /MUNICIPAL WATER		
Do you know if the well water has been tested for	YES NO	

contamination? Attach a copy of any test reports that you have.		
If the drinking water is supplied to the property from a well that is not located on the property, has the water from that well been tested for contamination? Attach a copy of any test reports that you have.	YES NO	
If the drinking water is supplied to the property from a municipal water supply, has the water from that source been tested for contamination? Attach a copy of any test reports.	YES NO	
Do you know if there are any contaminated ground water well within one-half mile of the well on the property? If "YES", please explain.	YES NO	
AIR POLLUTION		
Do you know of any air pollution problems affecting the property? If "YES", please explain.	YES NO	
Do you know of any odor problems affecting the property? If "YES", please explain.	YES NO	
Have there been dust, airborne dirt, or soot problems affecting the property? If "YES", please explain.	YES NO	
Has anyone smoked tobacco in the house?	YES NO	
NOISE POLLUTION / VIBRATION		
Do you know if there has been any noise problems affecting the property? If "YES", please explain.	YES NO	
Do you know if there have been any vibrations affecting the property that are not generated at the property? IF "YES", please explain.	YES NO	
Have you ever called the police to complain about noise in the neighborhood? If "YES", please explain.	YES NO	
MOLD		
Are you aware if there has been any mold, mildew, moisture, or water inside the walls?	YES NO	
Are you aware if there has been any mold, mildew, moisture, or water inside the ceiling and roof system?	YES NO	
INSURANCE AND INSURABILITY		
Have you made any claims against your homeowner's insurance for damage to the building or its contents? If "YES", please explain.	YES NO	

Have you been denied homeowner's insurance for this property? If "YES", please explain.	YES	NO	
Have there been any liability claims made against your homeowner's insurance because of the condition of the property? If "YES", please explain.	YES	NO	
Is the property insured through the Minnesota FAIR Plan? If "YES", please explain.	YES	NO	
UNDERGROUND STORAGE TANKS			
Are there any underground storage tanks on the property?	YES	NO	
For each tank disclosed, has it been used for the storage of petroleum products?	YES	NO	
For each tank disclosed, has it leaked?	YES	NO	
For each tank disclosed, is the tank a single wall or double wall tank?	YES	NO	
For each tank disclosed, is there an electronic leak monitor?	YES	NO	
For each tank disclosed, do you have an owner's manual or other technical data describing the tank?	YES	NO	

PART E: SELLER'S CONCLUDING DISCLOSURE.

LIST HERE ANY OTHER MATERIAL FACTS, NOT ALREADY DISCLOSED. (Use additional sheets if necessary).

Seller's Signature: _____ Seller's Signature: _____

Buyer received this disclosure on _____ (Date)

Buyer's Signature: _____ Buyer's Signature: _____

**SELLER'S SUPPLEMENTAL DISCLOSURE
FOR CHANGED CONDITIONS OR FOR INACCURACIES IN THE INITIAL DISCLOSURE**

CAUTION: The Minnesota law requiring a Seller's Disclosure can be interpreted to mean that Seller shall notify Buyer in writing as soon as reasonably possible before closing of any changed or incorrectly stated conditions. Since the date of Seller's Disclosure will likely be several weeks before the closing date, Seller is cautioned to supplement the Disclosure by disclosing any conditions that have changed since the date of the initial Disclosure and to correct any inaccuracies in the initial Disclosure.

Select one:

- Seller certifies that the Disclosure dated _____ is accurate to the best of Seller's knowledge as of this date and does not need to be corrected or updated.
- Seller discloses that the following conditions have changed and that this Disclosure is updated, corrected and revised as follows (disclose inaccuracies or changed conditions here):

Seller's Signature: _____

Dated: _____