



OFFER CHECKLIST FOR BROKERS/AGENTS

Please use this checklist to ensure your offer is complete prior to sending the offer to SIRVA

- Purchase Agreement signed by buyer with SIRVA named as Seller. PLEASE NOTE: SIRVA will not accept any offer that is contingent on the sale of the buyer's home. SIRVA will only accept offers contingent on the close of the buyers' home which are accompanied by a copy of the executed purchase agreement for their property, and proof of their buyer's financing.**
- SIRVA Rider signed by buyer - Page #2 of the rider does need to be completed at the time of offer, unless inspections have previously been conducted and provided. The Grid on Page #2 should be initialed by the buyer to indicate which inspections/ disclosures they have received from the seller at the time of the offer. Please return the entire fully executed and initialed Rider.**
- Notice of Affiliated Business Arrangements** - Signed and dated.
- Closing Agent Selection Agreement** -Signed and dated by the buyer if they chose to use our closing office where preliminary title work has already been ordered.
- SIRVA Property Disclosure, Lead-based Paint Disclosure, and any local Disclosure forms-**
Signed, initialed and dated by the buyer(s)
- Copy of Earnest Money Check** - DO NOT sent actual check to SIRVA.
- SIRVA Relocation Buyer Financial Qualification form** - filled out and signed by buyer or letter from buyer's lender stating "income, assets, and credit have been verified".
- Requirements for Radon Protection Plan** - Please insert the paragraph from the Requirements for Radon Protection Plan into the Purchase Agreement
- Homebuyer's Preferred Radon Protection Addendum** – Signed, dated, and buyer to choose desired option

SIRVA Relocation is able to sign original contracts or faxed contracts, BUT NOT BOTH. If you chose to overnight the original contract, please overnight the contract to the following address:

**SIRVA Relocation LLC
3300 Fernbrook Lane, Suite 300
Plymouth, MN 55447
Attn: Bonnie Reinsma**



Transferee ID: 166303
Authorization ID: 631853

RIDER TO SALES AGREEMENT

Notwithstanding anything contained in the foregoing sales agreement or any exhibit, rider, addendum or amendment to said sales agreement (the Agreement) of certain improved real Property commonly known as:

**9021 Highview Lane
St. Paul, MN 55125**

(referenced herein as the "Agreement") the parties agree to modify and amend said Agreement in the following respects. In the event of any disagreements between the terms of this Rider and the Agreement, this Rider shall conclusively govern.

1. Financing Contingency

Buyers Down Payment Amount: \$ _____

Buyers Loan Program: _____ Conventional _____ FHA _____ Other (Explain: _____)

- A.1(i) This contract is contingent upon the Buyer's ability to obtain written financing approval at current market rates substantially in the form of (i) the Buyer Pre-Qualification Form previously provided by SIRVA Relocation LLC ("SIRVA") to Buyer, and with (ii) a Lender pre-qualification letter in the amount as identified in the purchase contract to which this Rider is attached.
- A.1(ii) If Buyer is unable, despite best efforts, to obtain such financing approval within _____ days (if blank, (10) days) of the date of this agreement, then he/she shall give written copy of the denial notice from Lender thereof to SIRVA. If such notice is not delivered on or before that date, this Rider and the Agreement shall be deemed unconditional with regard to any financing contingency.
- A.1(iii) If such notice of Buyer's inability to obtain financing is delivered by said date, then SIRVA shall have the right to attempt financing substantially comparable to current market rates or with the terms originally provided by the Buyer within the pre-Qualification form noted above, and with no obligation to the Buyer to accept such terms. Should SIRVA attempt to procure said financing the Buyer shall fully cooperate with SIRVA or with SIRVA'S designated Lender(s) to apply for and obtain such financing. In the event that SIRVA is unable to obtain such mortgage for the Buyer within twenty (20) days from the Buyer's written notice then this contract shall be terminated and all monies there before deposited shall be returned to the Buyer.
- B. If Buyer owns a home and this contract is not subject to closing of said home, the Buyer's commitment must indicate that Buyer is qualified without selling said home. If contract is subject to Buyer's home closing, Buyer shall provide SIRVA within 10 days of acceptance of this contract a copy of a contract on Buyer's home and evidence from Buyer's purchaser(s) satisfactory to SIRVA that said purchasers are qualified to consummate the purchase of Buyer's home. If Buyer fails to provide satisfactory evidence within the specified time or if the evidence is not satisfactory to SIRVA, SIRVA shall have the option of canceling the contract and this Rider by notifying Buyer within five (5) calendar days after expiration of evidence delivery date.

C. In the event that this contract is not subject to a financing contingency, then the Buyer shall provide SIRVA with evidence reasonably satisfactory to SIRVA that Buyer has the financial means to consummate this purchase, including but not limited to evidence of source of liquidity of funds in an amount equal to or greater than purchase price and closing costs. Failure to provide such evidence no later than five (5) days of the date of this contract shall permit SIRVA to cancel this contract by notifying Buyer within five (5) calendar days after expiration of evidence delivery date. All earnest money shall be refunded to Buyer.

2. Condition and Inspections

Buyer must acknowledge receipt of the disclosure forms identified below. Said forms are informational only and represent only the opinions of the individuals or firms which prepared them and SIRVA makes no representation or recommendation concerning said reports. Buyer further acknowledges that the home owner disclosure forms were completed by the owner of the Property previous to SIRVA, that said disclosures fulfill any obligation of SIRVA to disclose conditions of the Property to Buyer and that SIRVA may not complete an independent investigation and/or disclosure for the Property.

Please initial those items provided by Seller. By initialing below, Buyer acknowledges receipt of these reports and agrees that these reports are made a part of the Sales Contract for the subject property.

YES Disclosures/Tests/Inspections/Disclaimers By initialing below, Buyer acknowledges receipt of these reports and agrees that these reports are made a part of the Sales Contract for the subject property.

- Disclosure Statement completed by previous record owner (SIRVA form)
- Disclosure Statement completed by previous record owner (Local state form)
- Disclosure Statement completed by SIRVA (Local form)
- Notice of Affiliated Business Arrangement
- Lead Paint Disclosure (if home built prior to 1978)
- Indoor Air Quality Disclaimer
- General Home Inspection Report
- Radon Inspection Report
- A Citizen's Guide to Radon" and "Radon Reduction Methods" issued by the United States Environmental Protection Agency
- Termite/pest Inspection Report
- Well Inspection Report
- Water Quality Inspection Report
- Septic Inspection Report
- Pool Inspection Report
- Underground Storage Tank Inspection Report
- Mold test report
- Radon Warranty: HomeBuyer's Preferred, Inc.
- SIRVA Incentives Flyer
- Other (identify) Dock Infy/permit, Stucco ID inspection
Stucco moisture test

It is acknowledged that SIRVA has never occupied the Property and, as such, the Property is being sold in "as is" condition to the maximum extent allowed by law. Neither Seller or any of its agents make any representations concerning the Property, including but not limited to, representations regarding the size of the buildings, square footage discrepancies, improvements, the presence or absence of toxic or hazardous substances, or the presence or absence of any encroachments or unrecorded easements. Buyer further acknowledges that the Property may not be new and Buyer does not expect the Property or any systems therein to be in the same condition nor function as new.

Buyer shall have the right, within a period of ten (10) days from the date of the Agreement, to obtain such inspections, surveys, and tests (collectively, "inspections") that he/she deems necessary or desirable, at his/her own cost and expense. Within said ten (10) day period Buyer shall deliver written notice to SIRVA that either:

- A. Purchaser is satisfied with the inspection results and waive all repair and inspection contingencies; or,
- B. The inspection of the property revealed the repair issues. In such event, Buyer shall identify all repair issues to SIRVA.
- C. **If Purchaser fails to elect either A or B herein within said ten (10) day period by notice to Seller, SIRVA may terminate this agreement and return to Buyer all amounts heretofore deposited.**

This section does not condition this contract on the repair of cosmetic and/or other non-structural defects. Failure of Buyer to complete the inspection and provide SIRVA with the professional inspection report within the aforementioned ten (10) day period shall act as a waiver of any and all inspection and repair contingencies in the contract and this Rider.

Upon notice of the repair issues to SIRVA, SIRVA and Buyer shall within ten (10) days thereafter elect one of the following: (i) Timely complete the repairs to reasonable satisfactory condition; (ii) At closing, credit the Buyer with the mutually agreed-upon cost of the specified repair items; (iii) Negotiate the repair issues with Buyer, including which items are to be repaired, the cost and of such repair items, and a time frame for completion of any such repairs; or, (iv) terminate this agreement and return to Buyer all amounts theretofore deposited. If SIRVA does not elect one of the above within said the (10) days then Buyer may terminate the contract after written notice and a 48 hour right to cure by SIRVA by selecting (i) through (iv) above.

SIRVA has no knowledge concerning the presence of radon gas, asbestos, mold, other toxic or hazardous substances in the Property or quality or type of building materials, regardless as to the source or cause of any such substance or material. However, Buyer shall not interpret SIRVA's lack of knowledge as a representation that the Property is free of radon gas, asbestos, defective building materials or other toxic or hazardous substances. The Buyer hereby agrees to hold SIRVA, and/or their assigns harmless for any subsequent consequences, which may result from radon levels and/or the effects thereof.

IMPORTANT NOTICE – "BUYER BEWARE CLAUSE"

SIRVA MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY SORT WHATSOEVER REGARDING THE PROPERTY, ITS CONDITION, VALUE OR SURROUNDS AND MAY NOT BE HELD LIABLE OR RESPONSIBLE FOR ANY DAMAGES OR LIABILITY TO BUYER OR ANY OTHER PERSON OR ENTITY. BUYER IS AGREEING TO FULLY RELY ON ITS RIGHT TO INSPECTIONS, TESTS AND SURVEYS GRANTED HEREIN TO DISCOVER ANY UNDESIRABLE OR LATENT CONDITIONS REGARDING THIS PROPERTY, AND ACKNOWLEDGES THAT SIRVA HAS MADE NO REPRESENTATIONS THEREON UPON WHICH BUYER MAY RELY. THE PROVISIONS HEREIN SHALL SURVIVE CLOSING AND DELIVERY OF THE DEED. THE CLOSING OF THIS TRANSACTION SHALL CONSTITUTE BUYER'S FULL AND COMPLETE ACCEPTANCE AND RELEASE OF CLAIMS FOR ALL CONDITIONS AND INSPECTION MATTERS HEREIN.

3. Unenforceability

In the event that any provision, section, or part hereof is held to be void, voidable, unenforceable or illegal, then it shall be severed from the remainder of the agreement and such provision shall be

modified by a court of law to be enforceable and legal in such a manner as most nearly conforms to the intentions expressed within this agreement.

4. Arbitration

Any disagreement over the terms or construction of this agreement or any dispute whatsoever arising out of or relating to the sale of the property, this agreement or the condition of the property (including the arbitrability of such a matter) shall be submitted to final and binding arbitration by and under the rules of the American Arbitration Association. In the event that state or local law absolutely and conclusively dictate any other form of arbitration or remediation then said form of arbitration or remediation shall be utilized but shall, to the extent allowed by law, utilize the rules provided hereunder. The decision of the arbitrator shall be final and binding upon the parties and enforceable by any court of competent jurisdiction. The costs of such arbitration and other litigation, including reasonable attorney fees of the other party, shall be paid by the party against which an arbitration award or finding is made. The arbitrator shall be allowed to allocate such costs and fees between the parties in an equitable manner, giving consideration to the intent of this provision, in the event that the findings or award are not conclusively for or against either party.

5. Tenant Rights

SIRVA hereby transfers any tenant or other rental agreement rights it may have in said Property to Buyer. Buyer hereby accepts such assignments and agrees that no changes shall be made to any such agreement with the current occupant of said Property without the express written consent of occupant except that Buyer shall be permitted to enforce any eviction remedies available to Buyer if necessary.

6. Contingency Satisfaction

Notwithstanding any other contingency satisfaction dates contained in this Rider or the Contract of Sale, if any contingency dates have been extended or continued then all such contingencies Buyer may have with respect to the Purchase Agreement and this Rider must be satisfied, released or waived in writing by Buyer no less than ten (10) days prior to closing unless agreed to differently by the parties in writing. Failure of Buyer to so satisfy, release or waive any contingency shall permit SIRVA, at SIRVA's option, to (i) cancel the Purchase Agreement and Buyer to forfeit any deposit or earnest money to SIRVA, which the parties agree constitute reasonable damages; (ii) extend the time for satisfaction, waiver or release and/or extend the time for closing of the Property; or (iii) proceed with closing as scheduled.

In the event that the Buyer has any termination rights in the contract of sale of which this Rider is a part, which are not specifically addressed in this Rider, then, in the event that the Buyer exercises or gives notice of intent to exercise any such termination right, SIRVA is granted and has the right to cure the reason for termination within the time frame stated in the contract or, if no time frame is stated then within ten (10) days or by closing which ever occurs first and upon cure, the termination shall not be valid.

7. Damages -- Remedies

In the event that Buyer is in default of this agreement, then in addition to any remedy specifically stated herein, SIRVA shall have all other remedies available at law or in equity notwithstanding any limitation as may be stated in any other pre-printed contract document between the parties.

8. Limitation of Liability

Any liability hereunder or in any other way to the Buyer from SIRVA shall be limited to the assets of SIRVA and not its members, managers, officers or directors.

9. Closing Date; Delayed Closing penalty

Buyer agrees to close on date set forth in the Agreement OR before said close date only upon mutual written agreement between the parties. In the event Buyer fails to close by said date, Buyer shall pay to SIRVA a charge of 1.5% of selling price per month, prorated on a per diem basis, for every day Buyer fails to meet closing date.

10. Other

- A. The Contract of Sale is contingent upon SIRVA being able to deliver good and marketable title to the property. If Seller is unable to transfer title as required above, Seller shall have thirty (30) days to cure the problem and notify Buyer of such cure. The Seller makes no covenant, representation warranty as to delivery of clear and marketable title. Either party may cancel this Agreement within ten (10) days thereafter if good and marketable title to the property is not delivered. The Buyer acknowledges and agrees that the recorded title to the property may be conveyed to Buyer by a person or entity other than Seller.
- B. Tax proration and assessments, if any, shall be based upon the most recent tax bill available for the property. Buyer and SIRVA agree that no further adjustments will be made after the closing date, except that Buyer shall refund to SIRVA any duplicate payments made by SIRVA. Should SIRVA over pay or duplicate any tax amounts ("duplicate payments") for any reason and where Buyer shall rightfully owe such duplicate payments post close of escrow at the time of future levy, then Buyer further agrees to promptly obtain and refund to SIRVA all said duplicate payments remitted by the Seller to the Lender, tax office or other closing entity.
- C. If Seller shall pay any costs, expenses or charges (collectively "Charges") of the Buyer, and Buyer receives any payments from their lender or from another third party, which are attributable to the Charges paid out by the Seller, including but not limited to any cure payments to the Buyer as a result of GFE tolerance violations under RESPA, then Buyer shall reimburse, credit or otherwise refund ("reimbursement") such payments to Seller. Said reimbursement will be paid out at closing, however any failure to resolve at closing for any reason shall not relieve the Buyer of the obligation to pay said reimbursement to Seller.
- D. Buyer agrees to credit SIRVA for any fuel remaining, if any, based on a fuel reading by a fuel company.
- E. The closing of this sale shall constitute acknowledgement that the premises and systems therein and the condition thereof were acceptable at the time the sale was closed.
- F. Buyer shall be permitted a visual inspection the Property no sooner than 72 hours prior to closing to insure that the property is in the proper condition pursuant to this Contract, reasonable wear and tear excepted. This paragraph does not permit buyer to request any new repairs for any matter not previously requested under the inspection section except to maintain the original condition of the property.
- G. Buyer hereby releases and forever discharges Seller, Seller's agents, subagents, employees, and any other officer, director or partner, or any one of them, or any other person, firm, or corporation who may be liable by or through them from any and all claims, losses or demands which may arise from any condition whether known or unknown as to the Property.

- H. Both parties shall use reasonable good faith efforts to resolve any disputes prior to exercising any termination rights contained in the Contract, Addenda or Riders.
- I. Buyer's earnest deposit check shall be made payable to SIRVA's listing Broker and deposited in escrow within (24) hours of contract execution with proof of deposit to Seller.
- J. Seller may assign this Contract of Sale without the consent of the Buyer.
- K. Buyer will rely on Buyer's own inquiry with the local sheriff's office or other authority as to registered sex offenders in the area, and will not rely on Seller or any real estate agent involved in the transaction for this information.
- L. All notices and communication due under this Rider shall be in writing.

11. Facsimile Signature

This Rider to Sales Agreement shall be deemed valid and effective by original or facsimile signature. This Rider to Sales Agreement shall also be valid and effective if signed in Counterparts.

SELLER:

SIRVA Relocation LLC

BUYER: _____

By: _____

Date: _____

Printed Name: _____

Title: _____

BUYER: _____

Date: _____

Date: _____



Transferee ID: 166303
Authorization ID: 631854

Addendum to Purchase Agreement Closing Agent Selection Agreement

The parties agree that the closing, escrow, and title agent shall be **SIRVA Settlement, Inc. or its assignee**. The parties, because of SIRVA Title's experience in administering relocation home sale transactions, jointly selected SIRVA Title Agency, Inc.

Buyer acknowledges that (s)he has been advised that SIRVA Settlement, Inc. is an affiliated entity to Seller and Buyer has received and read an Affiliated Business Disclosure Form.

A title exam and commitment have been or will be obtained by the Seller through **SIRVA Settlement, Inc. or its assignee**; the Seller will provide such to the Buyer. **SIRVA Settlement, Inc. or its assignee** will issue the title insurance policy and manage and direct the escrow and closing process. The closing will take place at a location mutually agreed upon by the Seller and the Buyer. **Stewart Title of Minnesota** has the authority to select a location on behalf of Seller.

The parties commit to provide **SIRVA Settlement, Inc. or its assignee** with lender information and any other pertinent information needed to facilitate a timely closing.

Any additional title exams including those required by Buyer's lender (other than an update of the Seller's title exam prior to closing) shall be paid for by the Buyer.

Title insurance, closing and escrow charges will be paid by the parties in accordance with the normal and customary split of charges for the area, or as specified in the Purchase Agreement for the Property referenced below.

In the event of any disagreements or conflicts between the terms of this Agreement and the Purchase Agreement or other Riders or Addenda, this Agreement shall conclusively govern.

Property Address: **9021 Highview Lane
St. Paul, MN 55125**

BUYERS INITIALS

Important: By initialing this paragraph and signing this form, the buyer understands that Stewart Title of Minnesota has completed the title exam and will issue the title policies. Buyer agrees to inform buyer's mortgage company of this agreement and provide mortgage company a copy of this agreement.

SELLER

BUYER(S)

SIRVA RELOCATION LLC

By: _____

Date: _____

Date: _____



Transferee ID: 166303
Authorization ID: 631854

SIRVA Relocation LLC

Buyer Financial Qualification Form

(please print or type clearly)

Instructions to Agent

1. This completed form **must** accompany any initial offer contract for consideration by SIRVA Relocation LLC.
2. If the buyer has obtained loan approval, this form and a copy of the lender's approval should be faxed directly to SIRVA Relocation LLC at the number at the bottom of this page.
3. **Acceptable Lender Letters must indicate that income, assets and credit have been verified.**

Agent Name: _____ E-mail: _____ Phone No. _____

Date of Initial Offer: _____

Buyer Information

Buyer's Name: _____ SSN: _____ Co-Buyer's Name: _____

SSN: _____

Day Phone (required) _____ Evening Phone: _____ E-Mail address: _____

Buyer's Current Address: _____

Street City State Zip

Buyer's monthly income: \$ _____ Self Employed Y / N (circle one)

Co-buyer's monthly income: \$ _____ Self Employed Y / N (circle one)

Property/Purchase Information

Address of Property: 9021 Highview Lane St. Paul, MN 55125

Current Owner of Property: Daniel Blanco

Purchase Offer Amount: \$ _____ Down Payment: \$ _____ CONDO? _____

Earnest Money: \$ _____

Source of Down Payment Funds: _____ Loan Program: (circle one) Conventional FHA VA

Lender Contact: _____ E-Mail: _____ Phone: _____

Is this offer contingent on the sale of buyer's property? Y / N (circle one)

If Yes, what is the closing date and status of this sale? _____

Have either the listing agent or your agent made you aware of incentives offered on this property by SIRVA Mortgage Inc.? Yes or No (circle one)

Note: To take advantage these incentives, please contact a Home Mortgage Specialist at SIRVA Mortgage Inc., toll free at 866-898-1213. Incentives offered are available only through SIRVA Mortgage. SIRVA Mortgage, Inc. is an affiliate of SIRVA Relocation LLC. Completion of this form is required as part of the Buyer Qualification Process. Buyer is not obligated to use SIRVA Mortgage, Inc. to purchase this property from SIRVA Relocation LLC.

This Information is protected under several privacy laws and regulations. The undersigned acknowledges consents and agrees that the information provided may be disclosed and used for the purpose of evaluation by a party in accepting or rejecting an offer to purchase property. If an offer is accepted, this information may be used only as necessary and required to complete the purchase transaction for which this information is provided. This information may be disclosed to a third party to assist in any evaluation. The undersigned hereby declares that the representations of fact contained above are true and correct, and authorizes verification of the information provided, including but not limited to the use of credit reporting agencies.

Buyer's signature _____ Date _____ Co-Buyer's signature _____ Date _____

This Form and any attached information should be faxed directly to SIRVA Relocation LLC

Attention: Bonnie Reinsma

Phone No.: (763) 525-3633

Fax Number: (763) 277-3633



SIRVA Relocation LLC
3300 Fernbrook Lane, Suite 300
Plymouth, MN 55447

NOTICE OF AFFILIATED BUSINESS ARRANGEMENTS

In connection with the sale of your current home or the purchase of a new home, it may be necessary for you to obtain certain real estate related services including real estate brokerage, mortgage, title insurance and appraisal services. SIRVA Relocation LLC is pleased to recommend the following companies for your consideration in the use of any such services.

Please note that SIRVA Relocation LLC has a beneficial relationship with these companies as they all have common ownership with SIRVA Relocation LLC. Because of this relationship, the referral may provide SIRVA Relocation LLC a financial or other benefit.

Set forth below is a standard list of items for which there may be costs related to each service and the estimated range of fees for the services. Not all fees may be applicable, (depending on the state in which your home is located and, if applicable, your company's relocation policy) and charges for each particular item may vary. Please contact your SIRVA Relocation LLC counselor or real estate agent for more specific information on how our affiliated companies can assist you and provide services to fit your needs. **While we encourage you to use these companies, other settlement service providers exist who may offer similar services and fees. You are not required to use any of these companies. You are free to shop other providers to confirm you are receiving the best rates and services.**

Mortgage Services: *SIRVA Mortgage, Inc.*, an affiliate of SIRVA Relocation LLC;

Possible Closing Fees: Generally .5%-2% of your home value. Fees cover: Application Fees; Appraisal Fees; Attorney's Fees; Credit Report; Document Preparation Fee; Funding Fee; Processing Fee; Tax Service Fee; Underwriting Fee.

Title Agency/Closing Services: *SIRVA Settlement, Inc.* a wholly owned subsidiary of SIRVA Relocation LLC;

Possible Title-Related Fees: Generally 1% of home value. Fees may include: Title Search Fee; Title Review Fee; Attorney's Fees; Commitment Fee; Escrow Fee; Closing Service Fee.

Real Estate Services: *SIRVA Relocation provides real estate referral services to licensed real estate brokers and agents through its real estate services division. In New York, New Jersey and Connecticut SIRVA provides real estate broker services through its wholly owned subsidiary DJK Residential, LLC.*

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Real Estate Broker commissions for home or condominium sales are always negotiable, but usually run between 4%-7% of home or condominium value and are generally paid by the Seller. Commissions for brokerage services for rental properties are generally 10%-12% of the first years rent and are paid by the Lessee.

Please acknowledge below and promptly return to **SIRVA Relocation** at your earliest convenience.

Signature

Signature

Name (Please Print) _____

Name (Please Print) _____

Date: _____

Date: _____



Authorization ID: 631853
 Transferee ID: 166303

SELLER'S DISCLOSURE STATEMENT

Property Address:
 9021 Highview Lane
 St. Paul, MN 55125

I/we the undersigned Physical Owner/Seller(s) of the property have completed this form to provide full disclosure as to the known condition of the property to potential buyers. These statements are accurate to the best of my (our) actual knowledge and Seller(s) warrant that they have not, and will not, tamper, alter or interfere with any test or inspection conducted regarding the property.

THIS HOME OWNER DISCLOSURE FORM IS COMPLETED BY THE OWNER OF THE PROPERTY PREVIOUS TO SIRVA. SIRVA HAS NOT COMPLETED THIS FORM AND MAKES NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONTENT OR ACCURACY OF ANY INFORMATION ON THIS FORM. THE INFORMATION ON THIS HOME OWNER DISCLOSURE FORM IS INFORMATIONAL ONLY AND REPRESENTS ONLY THE INFORMATION FROM THE INDIVIDUALS WHO PREPARED OR COMPLETED THIS FORM. SIRVA MAKES NO REPRESENTATION OR RECOMMENDATION CONCERNING THIS HOME OWNER DISCLOSURE FORM.

Physical Record Owner/Seller(s) agree to indemnify and hold SIRVA Relocation LLC (SIRVA Relocation) harmless from any claim made against SIRVA Relocation regarding conditions of the property, which are not disclosed to SIRVA Relocation herein.

Date of Purchase: _____ Length of Occupancy: 63 MONTHS
 Year Home Was Built: _____ (Note: If prior to 1978, SIRVA Relocation Lead Base Paint
 Disclosure to be completed and attached.)

For any extended explanations, please use additional sheets as necessary, securely attach and number.

MAJOR DAMAGE:	NO	YES	UNKNOWN
Has there ever been any damage to the property or structures from fire, earthquake, floods, landslides, hurricanes, tornadoes, hail or any other disaster(s)? If Yes, Explain.	X		
Are you aware of any past or present existence of any elder bugs/termites/carpenter ants or any other destructive or wood boring insects in or on the property or any damage caused by same? If Yes, Explain	X		
Have you ever treated the property for insects? If Yes, Explain.	X		
Are you aware of any rodent, bird, reptile or any other pest invasion in or on the property surrounds or any damage caused by the same? If Yes, Explain.	X		
LOT:	NO	YES	UNKNOWN
Are you aware of any current or pre-existing property soil conditions including but not limited to, landfill, sinkholes, expansive soils, soil movement, fault lines, erosion or settling? If Yes, Explain.	X		
Are you aware of any diseased/dead trees or landscaping? If yes, has the diseased/dead landscaping been removed?	X		
Is this property located within a 100-year old flood plain?	X		
Are you aware of any easements or encroachments upon the property? If yes, attach copy of Survey or recorded Agreement of details	X		

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STRUCTURAL:	NO	YES	UNKNOWN
Either prior to or during your ownership, have there been any known additions, modifications, alterations, repairs or replacements to the property, including but not limited to any drywall, foundation, electrical, fences, retaining walls, pools, decks, barns, gazebos, and outbuildings? If Yes, Explain.		X	NEW DECK (FRONT PORCH) NEW PATIO LANDSCAPING IRRIGATION SYSTEM
If Yes, were all necessary building permits obtained and on record, including but not limited to plumbing, HVAC or electrical where separately required? (Present physical record owner responsible to confirm.)		X	
If Yes, in what County are the permits recorded?	WASHINGTON COUNTY		
Is the exterior siding composed of synthetic stucco, traditional Stucco, Exterior Insulating Finish System (EIFS), ICFS, other Architectural Coatings, or Hardboard siding? If yes, which type	STUCCO	X	
Is there any known asbestos material present? If Yes, attach details	X		
To your knowledge, has the property ever been treated for Asbestos, including removal, remediation or encapsulation? If yes, Explain.	X		
Either before your ownership or during, are you aware of any Mold/Mildew/ (Fungi) on the property? If Yes, Explain.	X		
In the course of preparing your property for sale, did you clean up any known or suspected Mold/Mildew (Fungi)?	X		
If Yes, attach where the Fungi was located, who cleaned the Fungi, the method of cleaning/remediation, and any Reports/Inspections obtained			
ROOF:	NO	YES	UNKNOWN
Either before your ownership or during, are there any known, current or existing leaks, backups or other problems with the roof materials? If Yes, Explain.	X		
Have there ever been any repairs or replacement made to the roof, sub roof flooring or rafters, whether in whole or in part, as the result of any known problems? If Yes, Explain		X	NEW ROOF WAS BUILT IN NOV 2005
Are there any prior or current know conditions affecting the Chimneys or Fireplaces? If Yes, Explain	X		
What is the roofing material? Age: SHINGLES 6 YEARS			
MECHANICAL:	NO	YES	UNKNOWN
Are there any known past, current or existing problems with any of the following systems? If Yes, attach details			
Electrical	X		
Plumbing	X		
Heating	X		
Air Conditioning	X		
Ventilation/Ductwork	X		
Does the property contain knob and tube wiring? If existing, does Heating/ Central Air conditioning go throughout all levels/floors of the property's living areas?		X	X
Appliances	X		
WATER SYSTEM	NO	YES	UNKNOWN
Is this property serviced by municipal water? If No, what is the water supply source?		X	
Are there any known, current or existing leaks, backups or other problems in or on the property with the water system? If Yes, Explain:	X		
Does the home contain polybutylene plumbing?			X

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Are you aware of a well on the property? Date of installation: Shared? () Yes () No	X			
If Yes, is the well in working order?				
If Not Working, has it been sealed?				
Are you aware of any problems with the water quality (municipal or well water)? If yes, attach details	X			
SEWER SERVICE:	NO	YES	UNKNOWN	
Is the property serviced by municipal sewer?		X	CITY OF MOODS	
If No, what is the date and company of installation of the private Septic system?				
If there is a Septic system, what type of system is utilized? Mound () Leach () Cesspool ()				
Date last pumped:				
List dates and describe any known maintenance to the Sewer system, past or present.			X	
Are there any known, current or prior repaired leaks, backups or other problems in or around the property from the Sewer or Septic System? If Yes, Explain.	X			
UNDERGROUND / ABOVE GROUND STORAGE TANKS (Other Than Septic Tanks)	NO	YES	UNKNOWN	
Is there an oil/fuel tank on the property? Above () Below ()	X			
If Yes, where is it located (marker)?				
Is the oil/fuel tank presently in use?				
What substance/purpose does the tank contain?				
Have there been any past or present Leaks? If Yes, explain				
Is the tank () single-walled or () or double-walled?				
What is the size of the tank (gallons)?				
RADON GAS:	NO	YES	UNKNOWN	
Has the property been tested for Radon gas?			X	
If the property was tested for Radon gas, attach all available results of all tests known to Seller(s) Tests disclose level of Radon on test day(s) only and no representations are made as to the level of Radon at any time prior to or after the test(s), or to the accuracy of the test(s).				
Have you ever experienced or know of any problems with:	NO	YES	NO	YES
Foundation	X		Drain Tiles	X
Flooding- If Yes, Location and Explain	X		Cracked floors	X
Wet walls	X		Cracked walls	X
Seepage/Dampness	X		Other Leakage	X
Gutters/Downspouts	X		French Drain	X
Invasive Tree roots	X		Fire Sprinkler	X
Toxic Chemical Spill	X		Garage Door	X
Cracked Driveway/Sidewalks	X		Light fixtures	X
Give attached details describing the extent and nature of any known past, current or present problems with the above whether repaired or not.				

Item (Cross off any item that does NOT Apply or is Not Present)	In Working Condition		Item (Cross off any item that does not apply)	In Working Condition?	
	Yes	No		Yes	No
Air Conditioner - Central	X		Hot Water Heater	X	
Other Air Conditioner - Window - Location?			Humidifier	X	
Barbecue (built-in)			Built-in or Standing Intercom System		X
Shed(s)			Microwave (built-in)		X
Ceiling Fans - Location?	X		Oven / Range	X	
Central Vacuum	X		Sauna		X

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Item (Circle all items that does not apply or is Not Present)	In Working Condition		Item (Circle all items that does not apply)	In Working Condition?	
	Yes	No		Yes	No
Dishwasher	X		Refrigerator (Brand + Location)	X	KITCHEN AREA
Roof/Attic Vent		X	Satellite Dish	X	
Electronic Air Purifier	X		Home Satellite Equipment	X	?
Swing set			Smoke Detectors	X	
Fireplace - Location?	X (2)	KITCHEN AREA	Sprinkler System	X	
Furnace	X		Sump Pump		?
Garage Door Opener	X		Trash Compactor	X	
Garbage Disposal	X		Dryer	X	
Invisible Fencing		X	Washer	X	
Heaters (supplemental)		X	Window Screens	X	
Garage door remotes #	X (2)		Hood-Range/ Vent		?
Lawn mower(s)		X	Snow-blower		X
Wood Burning Stove		X	TV Roof Antenna	X	
Central Vacuum	X		Planters	X	

Security System	Owned (X)	Rented ()	Included in sale? (Yes) / No / NA (Circle one)
Water Softener	Owned (X)	Rented ()	Included in sale? (Yes) / No / NA (Circle one)
Hot Tub/Spa NO	Free Standing ()	Built-In ()	Included in sale? Yes / No / NA (Circle one)
Fuel storage tank	Owned ()	Rented ()	Included in sale? Yes / No / NA (Circle one)
Pool	Above Ground ()	Below Ground ()	Included in sale? Yes / No / NA (Circle one)
List pool equipment and if working:			

MISCELLANEOUS:	NO	YES	UNKNOWN
Are there any other known defects not listed herein that would affect use of property? If Yes, Explain	X		N
Are there common areas co-owned in undivided interest with others such as tennis courts, pools, walkways, playgrounds, pavilions, or other? If Yes, Explain	X		
Are you aware of any Liens or Encumbrances upon the property other than Home Mortgages? If Yes, Explain		X	FOOT SPRINGER INE ALREADY SOLVED
Are there any potential or pending legal action(s) related to the Property, HOA, Homeowner(s), Developer or Builder, whether filed or not yet filed of record? If Yes, Explain	X		
Is this Property subject to any Rules, Regulations, and/or By-Laws of any HOA or other Association? Name: _____ Phone: _____ Fee _____ per Month/year (circle)			X
Are there any neighborhood conditions affecting the property such as high tension wires, power plants, airplane or vehicle traffic, schools, dumpsite, or commercial businesses? If Yes, Explain.	X		

DOCUMENTS/REPORTS:

If you have any of the following documents, please place an X in the appropriate box, and attach a copy

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ASK C. Hansen

	All Building Permits
	Disclosure Statements
	General Inspections
	Homeowner's Association Documents: Conditions, Covenants and Restrictions (CC&R's), Articles, By-Laws, Financial Statements, statements regarding any Assessments
	Termite/Pest control warranties or maintenance contracts
	Radon Test
	Septic Test
	Mold Test
	Soil Report
	Structural Inspection Report/Engineering Report
	Surveys
	Easement Agreements
	Lawsuits or other pending proceedings affecting the property (Divorce, Quitclaims, Bankruptcy)
	Any known violations of HOA, County or governmental restrictions

SELLER'S STATEMENT

I/we, owner(s) of the above property acknowledge this Seller's Disclosure Statement and give permission to SIRVA Relocation Inc. to disclose this information to any party.

Seller: *[Signature]* Date: _____

Seller: *[Signature]* Date: _____

Seller: _____ Date: _____

The undersigned Buyer acknowledges receipt of the foregoing notice

Signature of Buyer: _____ Date: _____

Signature of Buyer: _____ Date: _____

Worldwide ERC Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.) This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider identified below prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File #: 166303	Client: Sirva Relocation			
Contact: PATTI MC GRATH	E-mail Address: patti.mcgrath@sirva.com			
Address: 3300 Fernbrook Lane, #300				
City/State/Zip: Plymouth, MN 55447				
Transferee(s): Daniel Blanco				
Address: 9021 Highview Ln				
City/State/Zip: Woodbury MN 55125				
Property Assessment Provider: GlobeSpec	File #: 166303			
Provider Address: 370 S Main Place				
City/State/Zip: Carol Stream, IL 60188	E-mail Address: N/A			
Contact: Mark O'brien	License #:			
Date: 04/28/2011	Time: 10:00 a.m	Weather: Rain	Temp: 38	Estimated Age of Main Dwelling (yrs): 13
Parties Present at Time of Assessment: Inspector only			Occupied: No	
Scope: RELOCATION MAJOR COMPONENT INSPECTION - (MCI)				

2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area, based on a visual assessment of items identified by category in this Property Assessment document.

Relocation Property Assessment-This Document is not intended for use nor to be relied upon by any party other than the Client 2007, Worldwide ERC / Employee Relocation Council*** This report is neither a representation of lender requirements nor is it a representation of the marketability or insurability of this property.

A visual, non-invasive evaluation and status report of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. **Structure:** A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings), is defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot, or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

2. **Unsafe or Hazardous Conditions:** Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Suspected, visible friable asbestos is to be reported. Unless directed by the Client, the reporting of the possible presence of lead-based paint, urea-formaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and any other environmental or indoor air pollutants are outside the scope of this Property Assessment.)

3. **Inoperative Systems and Appliances:** Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and, (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair, renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

5. PROCEDURAL GUIDELINES FOR THE RELOCATION PROPERTY ASSESSMENT

1. Contact the transferee for an appointment within 1 working day after accepting an assignment. If the transferee cannot be reached, contact the Client.
2. Assess the property within 3 working days after accepting the assignment unless the transferee delays the process. Contact the Client with the verbal report within 1 day of assessing the property. If the Property Assessment cannot be completed in the required time frame, or if the property assessor will be unavailable to discuss the assignment after completion, it should not be accepted.
3. Send completed copies of the typewritten assessment within 3 working days from the date of assessing the property.
4. Ask the transferee (or the Client if the transferee is unavailable) if there have been any room additions, conversions or structural improvements made since the date of purchase. Attach a copy of building permits, city approvals, etc., if available.
5. Call the Client immediately after leaving the property if an evaluation of defects, noted in the Property Assessment, is inconclusive and requires additional assessing.
6. Present a professional and courteous manner. Property assessors are amongst the few representatives of the Client visible to the relocating employee.
7. Feel free to discuss the transferee's general questions about the assessment process. Any specific questions regarding the assessment, however, should be referred to the Client.
8. Include a photograph whenever necessary to facilitate the Client's understanding of a defective item.

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STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

- AC
- NP
- NA
- DE

= **Acceptable:** The item is performing its intended function as of the date of the assessment.

= **Not Present:** The item does not exist in the structure being assessed.

= **Not Assessed:** The item was not assessed because of inaccessibility or seasonal impediments.

= **Defective:** The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined on page one.

Important, If any item is rated as 'Defective,' or 'Not Assessed' a comment in the corresponding 'Remarks' column is required.

LOTS & GROUNDS (LG)

Not Assessed

per Client Directive

ROOF (R)

1		Method of Assessment: Ladder at eaves		
2	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	#1 Asphalt	Aprx. Age: 13	Des Life: 15-20
3	<input type="radio"/> AC * NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	#2	Aprx. Age:	Des Life:
4	<input type="radio"/> AC * NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	#3	Aprx. Age:	Des Life:
5	<input type="radio"/> AC * NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	#4	Aprx. Age:	Des Life:
6	<input type="radio"/> AC * NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	#5	Aprx. Age:	Des Life:
7	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Flashing		
8	<input type="radio"/> AC * NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Skylights		
9	<input type="radio"/> AC <input type="radio"/> NP * NA <input type="radio"/> DE <input type="radio"/>	Chimney Not visible due to height		
10		ROOF WATER CONTROL		
11	<input type="radio"/> AC * NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Gutters		
12	<input type="radio"/> AC * NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Downspouts & extensions		

EXTERIOR SURFACE (ES)

1	<input type="radio"/> AC <input type="radio"/> NP * NA <input type="radio"/> DE <input type="radio"/>	#1 Stucco - Cement based hardcoat-See Separate report
2	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	#2 Stone
3	<input type="radio"/> AC * NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	#3
4	<input type="radio"/> AC <input type="radio"/> NP * NA <input type="radio"/> DE <input type="radio"/>	Trim Per client directive
5	<input type="radio"/> AC <input type="radio"/> NP * NA <input type="radio"/> DE <input type="radio"/>	Fascia Per client directive
6	<input type="radio"/> AC <input type="radio"/> NP * NA <input type="radio"/> DE <input type="radio"/>	Soffits Per client directive
7	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Windows

GARAGE / CARPORTS (G/C)

1	* Garage <input type="radio"/> No Garage <input type="radio"/> Attached <input type="radio"/> Detached <input type="radio"/> N/A <input type="radio"/>	
2	<input type="radio"/> AC <input type="radio"/> NP * NA <input type="radio"/> DE <input type="radio"/>	Door Operation Per client directive
3	<input type="radio"/> AC <input type="radio"/> NP * NA <input type="radio"/> DE <input type="radio"/>	Automatic Door Opener Per client directive
4	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Condition (Structural, roof, electrical, slab, etc)

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Item

Remarks

STRUCTURE (S) - (Non-Viewable & Hidden structural components are excluded from this report)

1	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Foundation
2	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Beams
3	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Bearing Walls
4	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Joists / Trusses
5	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Piers / Posts
6	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Floor / Slab
7	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Hand Rails

ATTIC (A)

1		Method of Assessment: Viewed from access
2	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Roof Framing
3	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Sheathing
4	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Ventilation Per client directive
5	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Attic Fan
6	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Whole House Fan
7		Evidence of water penetration? * No <input type="radio"/> Yes <input type="radio"/> N/A

A-1 Limited view due to insulation and lack of a complete catwalk

BASEMENT (B)

1	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Sump Pump: Per client directive
2	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Floor Per client directive
3	<input type="radio"/> AC <input type="radio"/> NP <input checked="" type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Heat Per client directive
4		Evidence of water penetration? * No <input type="radio"/> Yes <input type="radio"/> N/A

CRAWL SPACE (CS)

Not Applicable

ELECTRICAL (E)

1		Amps: 200	Volts: 120/240
2	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Service Cable	
3	<input type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input checked="" type="radio"/> DE <input type="radio"/>	Panel	Two wire splices inside panel box
4	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Branch Circuits	
5	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Ground	
6	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	Wire Conductor	
7	* AC <input type="radio"/> NP <input type="radio"/> NA <input type="radio"/> DE <input type="radio"/>	GFI	
8	<input type="radio"/> AC <input type="radio"/> NP <input type="radio"/> NA <input checked="" type="radio"/> DE <input type="radio"/>	Smoke Detector	Basement unit beeping to replace battery
9		Is the size of the incoming electrical service adequate to meet the needs of the dwelling? * Y <input type="radio"/> N	

A representative number of outlets were tested throughout the house

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Item**Remarks****WELL (W)**

Not Applicable

POOL AND HOT TUB (P/T)

Not Applicable

FIREPLACE / WOODBURNING DEVICES (FP)

- 1 AC NP NA DE
- 2 AC NP NA DE
- 3 AC NP NA DE
- 4 AC NP NA DE

Fireplace _____
 Free-standing Stove _____
 Fireplace Insert _____
 Flue _____ Limited view due to design _____

KITCHEN (K)

- 1 AC NP NA DE
- 2 AC NP NA DE
- 3 AC NP NA DE
- 4 AC NP NA DE
- 5 AC NP NA DE

Cooking Appliances Per client directive _____
 Disposal Per client directive _____
 Dishwasher Per client directive _____
 Ventilator Per client directive _____
 Other Built-ins: Per client directive _____

Note 5: The radon mitigation system is beyond the scope of this property assessment report.

FINAL COMMENTS

During this assessment, have you observed other unsafe or hazardous conditions as defined on page 1 of this report? If yes, explain:

This report was prepared for the exclusive use of a relocation company and the seller's employer in accordance with the company's guidelines and requirements and that of the employee relocation council. The report is not intended as a substitute for a comprehensive inspection of the property. It is recommended that any buyer obtain an evaluation by an independent inspector of their choice prior to closing. This report is neither assignable to nor assumable by any third party.

No concealed areas, and/or underground pipes, utility lines or underground connections of any nature have been assessed as part of this report. This report is a visual evaluation only. It does not guarantee the insurability or marketability of this property.

Number of additional pages appended to this Assessment:

The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions and Procedural Guidelines of this Property Assessment.

Property Assessment Provider Name: GlobeSpec

Date 04/28/2011

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Sirva Relocation / # 166303 / Name: Blanco /

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GlobeSpec

370 S. Main Place, Carol Stream, IL 60188 Phone (800) 231 1301 Fax (800) 566 7329 Internet: www.globespec.com

National Residential and Environmental Inspections

Reporting Disclaimer – Indoor Air Quality (Moisture Intrusion / Fungal Growth)

Testing and/or inspecting of indoor air quality is outside the parameters of this inspection. Unless explicitly and individually contracted for and separately reported, GlobeSpec has not performed any inspections or testing for the presence or absence of indoor air pollutants.

The report may contain, for informative reasons only, the notation of visible moisture intrusion/fungal growth or conducive conditions to moisture intrusion/fungal growth. Those who wish further testing and evaluations are urged to contact indoor air quality experts.

GlobeSpec can arrange, for an additional cost, to have professionals conduct actual testing if needed for any specific indoor air pollutant.

Information on Indoor Air Quality can be obtained from the federal Environmental Protection Agency (EPA).

Contacts for the EPA:

EPA Website: www.epa.gov (enter in the search box – “indoor air quality”)

Mail: EPA Indoor Air Quality Information Clearinghouse

P.O. Box 37133

Washington, DC 20013

Phone: 800-438-4318

Wood Destroying Insect Infestation Inspection Report Notice: Please read important consumer information on page 2.

Section I General Information
Inspection Company, Address & Phone:

Plunkett's Pest Control
GlobeSpec
370 S Main Place
Carol Stream, IL (800) 231-1301

Company's Business Lic No.
20018762

Date of Inspection: 05/02/2011

Address of Property Inspected
9021 Highview Ln
Woodbury, MN 55125

Inspector's Name: Shane Ledman
Certification/registration #: 20100938

Signature on file

Structure Inspected:
Residence & Attached Garage

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of the inspection only and is not to be construed as a guarantee or warranty against latent, concealed, or future infestation of defects.

Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No Visible**
- B. Visible** evidence of a wood destroying insect infestation was observed as follows:
- Live insects; (description & location):
 - Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description & location):
 - Visible damage from wood destroying insects was noted as follows (description and location):

Note: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of the damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information or treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended at this time
- Recommended treatment for the control of:

Section IV. Obstructions & Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible (see item 4 on side 2):

<input checked="" type="checkbox"/>	Basement	80% Finished
<input type="checkbox"/>	Crawl Space	
<input type="checkbox"/>	Main Level	
<input type="checkbox"/>	Attic	
<input checked="" type="checkbox"/>	Garage	80% Finished
<input type="checkbox"/>	Exterior	
<input type="checkbox"/>	Porch	
<input type="checkbox"/>	Addition	
<input type="checkbox"/>	Other	

The inspector may write out inaccessible areas or use the following optional key:

- | | | |
|-------------------------|-------------------------|---|
| 1. fixed ceilings | 9. appliances | 17. exterior coverings |
| 2. suspended ceiling | 10. no access or entry | 18. window well covers |
| 3. fixed wall covering | 11. limited access | 19. wood pile |
| 4. floor covering | 12. no access beneath | 20. snow |
| 5. insulation | 13. only visual access | 21. unsafe conditions |
| 6. cabinets or shelving | 14. cluttered condition | 22. Rigid foam board |
| 7. stored items | 15. standing water | 23. Synthetic Stucco |
| 8. furnishings | 16. dense vegetation | 24. Duct work, plumbing and / or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

Daniel Blanco

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitation of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

1. About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated(see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or non-insect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90 day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

2. Treatment Recommendation Guidelines Regarding Subterranean Termites: FHA and VA require treatment when any active evidence of subterranean termites is found in a structure. If signs of subterranean termites -but no activity- are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites -but no activity- if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years. Unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.

3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed or inaccessible for physical access on the date of the inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If an area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s) landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. Neither the inspection company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

GlobeSpec

370 S. Main Place, Carol Stream, IL 60188 Phone (800) 231 1301 Fax (800) 566 7329 Internet: www.globespec.com

National Residential and Environmental Inspections

Reporting Disclaimer – Indoor Air Quality (Moisture Intrusion / Fungal Growth)

Testing and/or inspecting of indoor air quality is outside the parameters of this inspection. Unless explicitly and individually contracted for and separately reported, GlobeSpec has not performed any inspections or testing for the presence or absence of indoor air pollutants.

The report may contain, for informative reasons only, the notation of visible moisture intrusion/fungal growth or conducive conditions to moisture intrusion/fungal growth. Those who wish further testing and evaluations are urged to contact indoor air quality experts.

GlobeSpec can arrange, for an additional cost, to have professionals conduct actual testing if needed for any specific indoor air pollutant.

Information on Indoor Air Quality can be obtained from the federal Environmental Protection Agency (EPA).

Contacts for the EPA:

EPA Website: www.epa.gov (enter in the search box – “indoor air quality”)

Mail: EPA Indoor Air Quality Information Clearinghouse

P.O. Box 37133

Washington, DC 20013

Phone: 800-438-4318

Member of the Employee relocation Council E-R-C* Affiliate Member American Society of Home Inspectors ASHI**
Member of the American Association of Radon Scientists** Member of the National Pest Control Associations



Transferee ID: 166303
Authorization ID: 631853

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
(Required by Federal Law for Sales of Property Built Prior to 1978)

This disclosure statement concerns the real property situated at:
**9021 Highview Lane
St. Paul, MN 55125**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. Seller Daniel Blanco's Disclosure

(Please check a total of 2 spaces- one selection under (a) and one selection under (b). If there are multiple Sellers, ALL Sellers must initial the choices where indicated.)

Initial(s) (a) Presence of lead-based paint and/or lead-based paint hazards: (Please check and initial one space below)

Known lead-based paint and/or lead-based paint hazards are present in the housing

Explain: Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing

(b) Records and reports available to the seller: (Please check and initial one space below)

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing ()

List documents: Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing

The Seller(s) has reviewed the above information and certifies, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Seller(s) [Signature]
Daniel Blanco
Date: _____

[Signature]
Adriana Pietragallo de Blanco
Date: _____

CONFIDENTIAL. CANNOT BE USED NOR DISSEMINATED WITHOUT WRITTEN CONSENT OF SIRVA RELOCATION LLC. This document was transmitted by and from SIRVA Relocation LLC electronically. It may not be altered or revised in any manner without the express written consent of SIRVA Relocation LLC. Any alterations, additions, deletions or other modifications to the original document shall be void and of no force or effect without the written consent of SIRVA Relocation LLC.

II. SIRVA Relocation LLC's (SIRVA Relocation) Acknowledgment (initial)

SIRVA Relocation LLC has no independent knowledge concerning lead-based paint for the above-referenced property. SIRVA makes no representations or warranties concerning lead-based paint for the above-referenced property. SIRVA has received all information provided by the seller identified above, and hereby waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards. Other than those reports referenced in Section I above that are being made available to the Buyer, SIRVA has no additional reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

SIRVA RELOCATION LLC

By: Bonnie Ruvuma Date: 7-1-11

III Listing Agent's Acknowledgment (initial)

Initial(s)

(c) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. Certification of Accuracy

IV. Buyer's Acknowledgement (initial)

Initial(s)

- (d) Buyer has received copies of all information listed above.
 (e) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
 (f) Buyer has (check one below).
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

The Buyer has reviewed the information above and certifies, to the best of their knowledge, that the information provided by the signatory is true and accurate.

BUYER(S)

Date: _____

Date: _____



INSPECTION RECORD CARD

DECK

9021 Highview Lane

Sub/Apt: N/A

Permit Number: 2008-1844

Deck Sq. Footage: 238

TYPE OF INSPECTION	INSPECTOR'S APPROVAL	APPROVAL DATE	INSPECTOR'S COMMENTS OR CORRECTIONS REQUIRED
Footings and Soil	Good	6-24	
Frames	Good	7-14	
Deck Finish	Good	8-2	

(Call for inspection weekdays: 681-314-9443 8:30 am - 4:30 pm)

Beams, Brans and joints and splices shall be made over posts. Beams bolted to posts shall have at least two 1/2" carriage bolts on each post.

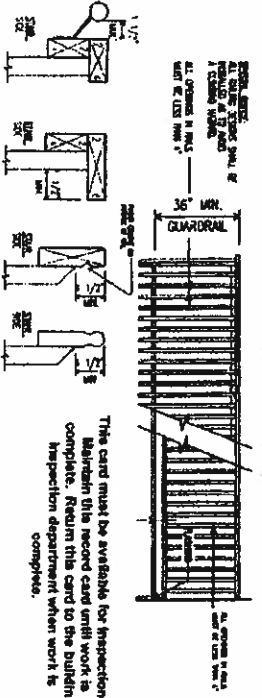
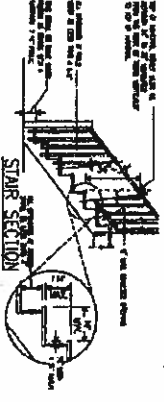
Ledger/Ledger boards shall be bolted to solid material such as 2x10 rim joist, floor truss, etc. All plates, top plates, etc. Materials not acceptable to bolt into include manufactured joists, foam filled rim joists and wall sheathing. Bolt ledger with a minimum of 3/8" bolts spaced 16" on center staggered top and bottom. Flashing is required where the deck ledger board is attached to the house.

Joist hangers Joist hangers are required wherever joists do not have at least 1-1/2" of bearing. Joist hangers shall be proper size (i.e. 2x8 joists require 2x8 joist hangers). Joist hangers require one nail per nailing hole. Stainless steel or hot-dip galvanized connectors and fasteners are required with treated wood. Electroplated galvanized fasteners are not acceptable.

Charterhall Decks more than 30" above grade require a guardrail at least 36" high, built so that a 6" object cannot pass through.

Stairs The maximum rise on the stairs is 7 3/4". Maximum opening in treads is 4". The greatest rise height shall not exceed the smallest run by more than 3/8". Special attention should be given to make sure the top and bottom riser heights are correct. The minimum run is 10". All runs shall be equal. The minimum width is 36".

Handrails Continuous handrails are required for 4 or more stair treads. Handrails shall be 34-38" above the nosed nosing. The handrail portion of handrails shall be 1-1/4" to 2" wide and in a shape that is easy to grip firmly. The ends of the handrail shall be returned to a wall or end in safety terminals to avoid the possibility of catching loose clothing. Starts to decks more than 30" above grade require glassrails built so that a 4 3/8" object cannot pass through.



This card must be available for inspection. Maintain this record card until work is complete. Return this card to the building inspection department when work is complete.

64100



8301 Valley Creek Road • Woodbury, Minnesota 55125-3330 • www.ci.woodbury.mn.us
651/714-3543 • TDD 651/714-3668 • FAX 651/714-3501

Permit Application

BUILDING SITE ADDRESS 9021 HIGHVIEW LN WOODBURY ✓

ESTIMATED VALUE OF ALL WORK (labor and materials) TOTAL \$ 21,000.00

DESCRIBE WORK APPLIED FOR TEAR DOWN EXISTING DECK + REPLACE ✓

ESTIMATED COMPLETION DATE July 1st (All exterior work must be completed within six months of permit issue date.)

APPLICANT Scott Mansfield CREATIVE CRAFTSMAN DAY PHONE (763) 286-9158 ✓

CHECK ONE: CONTRACTOR (Complete licensing information below.)
 HOMEOWNER

ADDRESS 5705 180th Ln NW

CITY Ramsey STATE MINN ZIP 55703

STATE CONTRACTOR LICENSE NUMBER 20358296 ✓

TYPE OF LICENSE Building Contractor EXPIRATION DATE 9/09

PROPERTY OWNER Daniel Derinko ✓ HOME PHONE (651) 330 8670

ADDRESS (IF DIFFERENT THAN ABOVE) _____

CITY _____ STATE _____ ZIP _____

IF OCCUPANT IS DIFFERENT FROM OWNER, PLEASE LIST:

OCCUPANT _____ PHONE (____) _____

APPLICANT SIGNATURE [Signature] DATE 6/17/08

ESCROW FUNDS WILL BE RETURNED TO THE CONTRACTOR / APPLICANT.

ISSUANCE OF A PERMIT AND INSPECTIONS CONDUCTED DO NOT CONSTITUTE A GUARANTEE OR WARRANTY FROM THE CITY. THE APPLICANT HEREBY AGREES TO DO ALL WORK IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF WOODBURY, STATE BUILDING CODE, AND THE REQUIREMENTS OF THE BUILDING DEPARTMENT.

- Helpful
- Effective
- Looking ahead
- Professional



Permit

8301 Valley Creek Road, Woodbury, Minnesota 55125-3330
 Inspection Division 651/714-3543 . TDD 651/714-3568 . FAX 651/714-3501

**Permit not valid
 without date
 and receipt
 number.**

Permit Number: 2008-1849
Site Address: 9021 Highview Lane
Suite/Apt: N/A
Type of Work: Deck
 Tear down existing deck & replace

DATE 06/24/2008 TUE
 RECEIPT #4974
 PBAL \$0.00
 PERMIT \$85.50
 CHECKS PAID \$85.50
 TOTAL \$85.50
 CHECK \$85.50
 No. 006699 REG 01 CLERK 1 TIME 14:53

Category: Residential Add/Alter
Value: \$21,000.00
Occupancy Class:
OccupantLoad:
Basement: 0
First Floor: 0
Second Floor: 0
Garage: 0
Deck: 238
Porch: 0
Finish Basement: 0
Baths:
R I Baths:

Contractor: Scott Monserud Creat
 5725 180th Ln W
 Ramsey MN 55303

Phone: 763-286-9158 **License:** 20368298

Occupant: OWNER				
Building:	R 101-4331	\$75.00	HVAC:	R 101-4332 \$0.00
Plancheck:	R 101-4330	\$0.00	Electric:	B 101-4334/4337 \$0.00
State Surcharge:	B 101-2224	\$10.50	Fire Service:	R 101-4338 \$0.00
SAC:	B 501-2225	\$0.00	Fire Sprinkler/System:	R 101-4336 \$0.00
Plumbing Interior:	R 101-4333	\$0.00	Fire Alarm:	R 101-4331 \$0.00
Sanitary Sewer:	R 101-4333	\$0.00	Escrow Admin.:	R 101-4336 \$0.00
Water Service:	R 101-4333	\$0.00	Escrow Amount:	B 101-2236 \$0.00
Water Connection:	R 901-4415	\$0.00		
Sewer Connection:	R 901-4416	\$0.00		

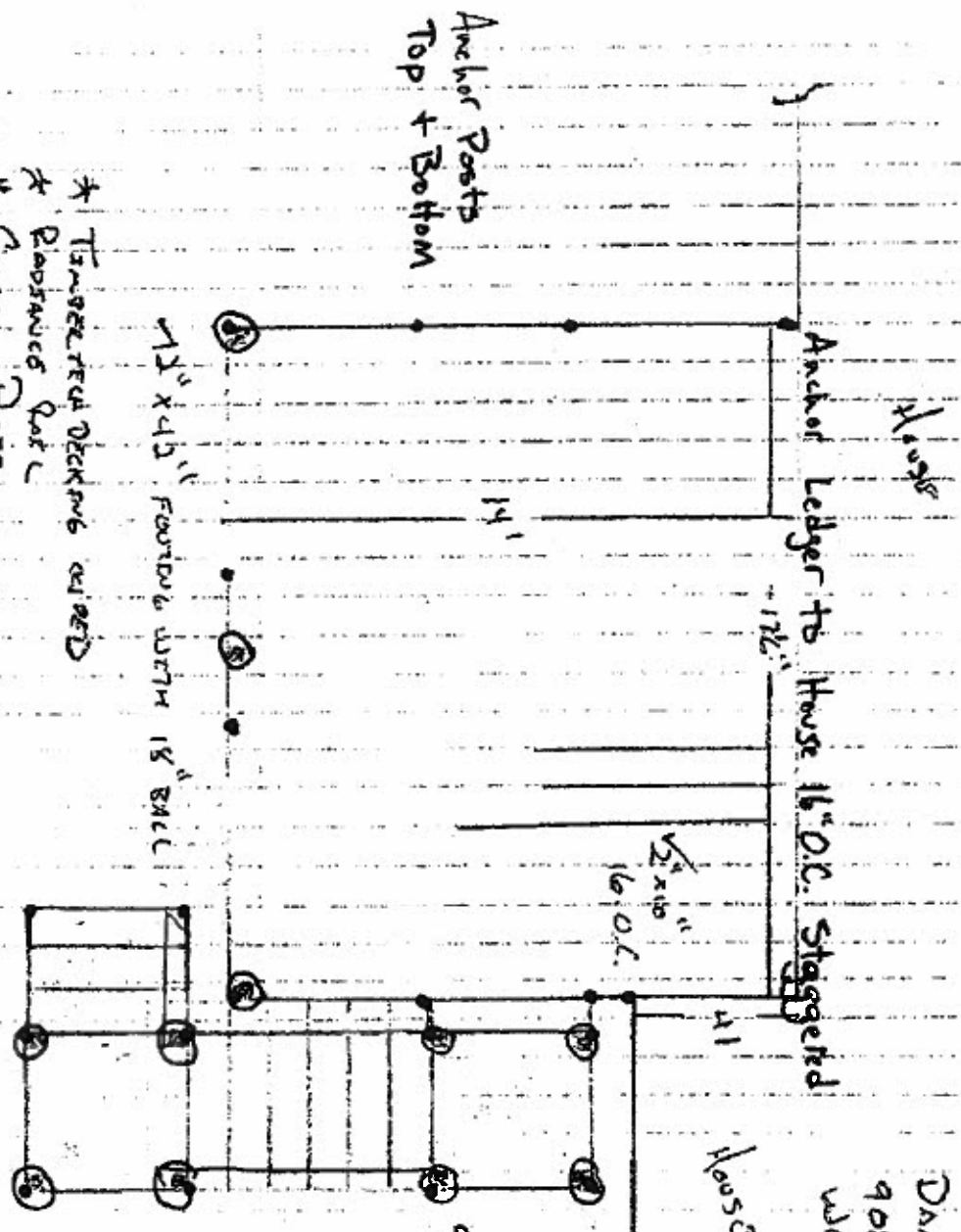
Notes and Conditions of Approval: **Total Fee:** \$85.50

- Note all comments on plans, and Residential Deck Requirements handout.
- Call for footing inspection when holes are dug, prior to pouring concrete.
- Call for final inspection when work is complete.

Issuance of a permit and inspections conducted do not constitute a guarantee or warranty from the city. Before digging, call Gopher State One at 454-0002 to locate utilities. The permittee hereby agrees to do all work in accordance with the ordinances of the City of Woodbury, State Building Code, and the requirements of the Building Department. A vehicle access permit is required to drive on city trails or parks.


 Permittee Signature

Plans/Application Reviewed By:
 Miles Johnson

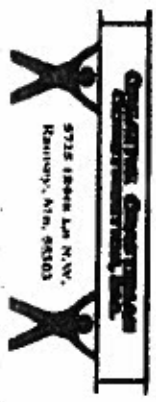


- * Transverse Decking aligned
- * Recessed Post
- * Coping Part
- * Durable Deck

DANGER DEBRAND
9001 ALUMINUM IN
WOOD HANDY

- * 34" x 30" Handrails
- * 7 3/4" Max Rise
- * 10" Min Run
- * Open Risers less than 4"
- * Transverse Decking

* Endurance Recessed
Riser
Handrail Riser
4 or More Risers



City of Woodbury
REVIEWED
Date: 6/10/08
Miles T. Blum
Inspector

Supplement to Deck Permit Application
Plans and all of the following information are required with deck permit applications.

- a. Size and depth of footing 12" x 42" 18" BELL ✓
- b. Type and size of footing forms (i.e. 8" cardboard tubes) 12 SOND TUBE ✓
- c. Size and spacing of posts _____
- d. Type of lumber TREATED ✓
- e. Size of beams (i.e. 2 - 2 x 10) 2 - 2" x 10" ✓
- f. Size and spacing of joists, location of double joists 2" x 10" 16 O.C. ✓
- g. Is the deck to be built around a cantilevered area (a boxed out area or bay usually with a patio door) of the house? Yes _____ No ✓
 If yes, how will joists be supported? _____
- h. Type of floor boards TIMBERTECH ✓
- i. Height of deck off ground 10' ✓
- j. Height and design of guardrail 36" TIMBERTECH RADEWEG RAIL ✓
- k. Size of deck 17' 6" x 14' ✓
- l. Distance to property lines

Side 1	<u>30' ✓</u>
Side 2	<u>50' ✓</u>
Rear	<u>70' ✓</u>
Other	<u>130' ✓</u>
- m. Estimated Completion Date: July 15th ✓

(All decks must be completed within six (6) months of issuance of the permit.)



INDOOR AIR QUALITY DISCLAIMER

GENERAL BACKGROUND ON INDOOR AIR QUALITY

In the last several years, a growing body of scientific evidence has indicated that the air within homes and other buildings can be more seriously polluted than the outdoor air in even the largest and most industrialized cities. Other research indicates that people spend approximately 90 percent of their time indoors. Thus, for many people, the risks to health may be greater due to exposure to air pollution indoors than outdoors.

In addition, people who may be exposed to indoor air pollutants for the longest periods of time are often those most susceptible to the effects of indoor air pollution. Such groups include the young, the elderly, and the chronically ill, especially those suffering from respiratory or cardiovascular disease.

While pollutant levels from individual sources may not pose a significant health risk by themselves, most homes have more than one source that contributes to indoor air pollution. There can be a serious risk from the cumulative effects of these sources. Fortunately, there are steps that most people can take both to reduce the risk from existing sources and to prevent new problems from occurring.

The U.S. Environmental Protection Agency (EPA) and the U.S. Consumer Product Safety Commission (CPSC) produce a popular and comprehensive publication on the subject of Indoor Air Quality entitled *The Inside Story: A Guide to Indoor Air Quality*. It describes sources of air pollution in the home and office, corrective strategies, and specific measures for reducing pollutant levels. This illustrated booklet covers all major sources of pollution such as biological contaminants (including bacteria, molds, mildew, viruses, animal dander and cat saliva, house dust mites, cockroaches, and pollen), radon, household chemicals, carbon monoxide, formaldehyde, pesticides, asbestos, and lead.

SIRVA Relocation advises homebuyers and homeowners to research Indoor Air Quality issues through resources available at the federal, state and/or local government levels. The EPA website at www.epa.gov is an informative resource for information on Indoor Air Quality. For individuals without access to the Internet, federal agencies with Indoor Air Quality information include the EPA's Indoor Air Quality Information Clearinghouse (IAQ INFO) at P.O. Box 37133, Washington, DC, 20013-7133; (800) 438-4318; (703) 356-4020. Single copies of *The Inside Story: A Guide to Indoor Air Quality* are available from EPA's IAQ Information Clearinghouse or by visiting the EPA website at www.epa.gov/iaq/pubs/ (the website is recommended for the most up-to-date scientific and technical information).

Questions or concerns about Indoor Air Quality issues can also be answered by a variety of state or local government agencies. Calling or writing the agencies responsible for health or air quality control is the best way to start getting information from a state or local government agency. To obtain state agency contacts, individuals can write, call or visit EPA's IAQ Information Clearinghouse.

NO INDOOR AIR QUALITY SERVICES PERFORMED

Unless otherwise noted, no services have been performed at the Property referenced below to determine Indoor Air Quality levels or to assess potential health effects from the possible presence of indoor air pollutants. Where certain Indoor Air Quality services have been performed at the Property (for example, radon testing), such services are exclusively limited to the indoor air pollutant identified and tested. Otherwise, Indoor Air Quality issues have not been addressed in a comprehensive manner, and where they have been addressed, it has been done for general informational purposes only.

Homeowners and homebuyers are advised that services customarily rendered in connection with real estate transactions (for example, General Home Inspection and/or Property Condition Assessment services; Appraisals; Broker Opinions or Market Analyses; Mortgage Lending and Title Services; Corporate Relocation facilitation services; REALTOR® services; etc.) do not encompass comprehensive testing, analysis or evaluation of Indoor Air Quality, or specific recommendations related to Indoor Air Quality.

Homeowners or homebuyers that desire comprehensive Indoor Air Quality testing or investigative services are advised to consult with contractors or professionals of their choice to ascertain the condition of the property and/or to remediate Indoor Air Quality concerns. The EPA advises the general public to check the references of outside contractors or professionals and to make certain they follow recommendations published by the EPA, the guidelines of the American Conference of Government Industrial Hygienists (ACGIH), and/or guidelines from other professional organizations.

Buyer's Initials: _____

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SIRVA RELOCATION LLC PRIVACY POLICY

SIRVA Relocation LLC respects your privacy. We have developed this Privacy Policy to inform you of how we protect your information.

One Policy on the Collection, Use, and Sharing of Personal Information.

SIRVA Relocation LLC (SIRVA Relocation) has one Privacy Policy for consumers that applies to the entire SIRVA Relocation family of companies. One Privacy Policy makes it easy to understand and convenient for people to make informed choices about the management of their personal information. A list of all companies to which this Privacy Policy applies is contained at the bottom of this Privacy Policy

Information Covered by this Policy.

Our Policy applies to all personally identifiable financial information about you that is obtained by SIRVA Relocation in connection with providing a consumer financial product or service for personal, family, or household purposes ("Personal Information"). Our Policy will continue to cover information we may collect about you during the course of our relationship as well as after the relationship has ended.

How We Obtain Personal Information.

We rely on many sources of information to understand and meet your needs. We may collect personal information about you from:

- Your applications or in other ways when you visit us in person, over the phone, through the mail or through our Websites;
- Your browser, when you visit our Websites and your browser interacts with us;
- Your transactions with any of the companies in the SIRVA Relocation family;
- Consumer reporting agencies
- Title, appraisal or other companies connected with a financial product or service involved in the sale or purchase of your home;
- Employers;
- Anyone who you have authorized to provide information; and
- Other sources, in connection with providing you a financial product or service.

The Security of Your Information

- We maintain agreements with external suppliers and partners limiting the use of your Personal Information only for the purposes intended in providing the information. Our partners and suppliers are bound to uphold our procedures regarding privacy under the terms of our agreements with them.
- We limit access to personal information about you to those employees who need to know that information to provide products and services to you.
- We maintain physical, electronic, and procedural safeguards to protect your Personal Information. We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

Information Sharing within SIRVA Relocation family of companies

In an effort to provide you with the full range of financial and relocation services you may need, SIRVA Relocation takes an integrated approach to the services we provide. In order to be able to provide the full range of needs and make recommendations about a variety of financial services, we may share any of the personal information that we collect about you among companies within the SIRVA Relocation family.

Information Sharing with non-SIRVA Relocation family companies.

Depending on the type of relationship you have with us, SIRVA Relocation may work with companies or organizations outside of the SIRVA Relocation family to provide services to SIRVA Relocation or to provide you with opportunities to buy products or services offered by SIRVA Relocation or jointly with other financial institutions. We may also share Personal Information about you with companies or other organizations outside of the SIRVA Relocation family as required by or permitted by law. For example, we may share personal information to:

- protect against fraud;
- respond to a subpoena;
- service your account or provide the services you have requested from us;
- those you have authorized us to disclose the information; and
- others as permitted or required by law;
- other institutions with whom we have joint marketing agreements;
- companies that perform services, including marketing services, for us and the institutions with whom we have joint marketing agreements;
- other institutions with which we jointly provide financial products or services.

For your protection, we require that these companies keep all personal information secure and confidential as described above.

Other Information Sharing Outside the SIRVA Relocation family of companies

We will not disclose the Personal Information described above to anyone outside of SIRVA Relocation unless you have authorized us to do so, or as otherwise indicated in this Policy or as required by law.

If you have questions about this Policy, please contact your counselor.

Companies to which this Privacy Policy applies

SIRVA Relocation LLC
SIRVA Mortgage, Inc.
SIRVA Title Agency, Inc.

HOMEBUYER'S PREFERRED® RADON PROTECTION PLAN

ADDENDUM TO SALE CONTRACT

**BUYER ACKNOWLEDGMENT AND
RELEASE STATEMENT**

Please accept and mark an X on one of the three options below. Buyer(s) indicate their agreement to the terms and conditions of the selected option as indicated on the page 2 of this statement.

A copy of this signed agreement must be sent to HomeBuyer's Preferred. Please send by mail or by facsimile to: HomeBuyer's Preferred, Inc., 2 Science Road, Glenwood, IL 60425-1586. Fax (708) 755-7048.

OPTION 1. _____ I/We have received, read, understand and accept the HomeBuyer's Preferred Radon Protection Plan Service Agreement (a sample copy of which is attached hereto), which is provided at no cost as a part of the purchase of this Property.

OPTION 2. _____ I/We elect to conduct a radon test prior to sale. Test will be performed by a NEHA, NRSB, and/or state listed radon testing contractor. Arrangement and payment for any pre-sale radon test will be the full responsibility of the buyer. HomeBuyer's Preferred, Inc. is responsible for radon mitigation under the terms and conditions indicated on page 2 of this statement.

OPTION 3. _____ I/We do not accept the HomeBuyer's Preferred Radon Protection Plan and also decline to conduct a radon test prior to closing.

Scheduled Closing Date: _____

Buyer: _____ Date: _____
(Type or Print Full Name)

Buyer's
Signature: _____ Date: _____

Buyer: _____
(Type or Print Full Name)

Buyer's
Signature: _____

Property: _____
Street Address

City State Zip

Seller Acknowledgment _____ (Relocation Company or
Corporate Seller)

Instructions: Upon obtaining the Buyers' signature(s) on this Acknowledgment and Release Statement, attach the original copy of this executed statement to the real estate contract. The additional copies are to be immediately sent to: HomeBuyer's Preferred, Inc., 2 Science Road, Glenwood, IL 60425-1586. Main (800) 325-5506 Fax (708) 755-7048

**HOMEBUYER'S PREFERRED® RADON PROTECTION PLAN
BUYER ACKNOWLEDGMENT AND RELEASE**

TERMS AND CONDITIONS

OPTION 1. BUYER ACCEPTS THE HOMEBUYER'S PREFERRED RADON PROTECTION PLAN

The Buyer understands that radon gas is a naturally occurring radioactive substance present in virtually all homes in varying concentrations; and that according to many governmental agencies, including the EPA, exposure to indoor radon may be a health hazard, depending upon the concentration and exposure period of individuals.

The Buyer has received, read, understood and accepted the HomeBuyer's Preferred Radon Protection Plan Service Agreement ("Plan"). The Plan is a product of HomeBuyer's Preferred, Inc. (HPI), and is provided at no cost to the Buyer as a part of the purchase of the Property. The Plan provides for long-term radon testing and, if necessary, mitigation. The Buyer understands and agrees that HPI will mail the Plan, a test kit and instructions after closing (settlement), and that radon testing and any necessary mitigation will occur after the sale is completed.

The Buyer understands and agrees that HPI is solely responsible to provide the Plan radon testing service, and to arrange and pay for any necessary radon mitigation, as these are explained and defined in the written Service Agreement.

In consideration of receipt of the Plan, and for other consideration, Buyer agrees to the terms and conditions of the Plan and further agrees to hold harmless all parties to this Agreement, including but not limited to Seller and their agents and representatives, except HPI, from any and all claims, actions or expenses arising out of the existence, testing, or remediation of indoor radon in the Property.

OPTION 2. BUYER ELECTS TO CONDUCT A RADON TEST PRIOR TO CLOSING

Arrangement and payment for any pre-sale radon test will be the full responsibility of the Buyer.

Radon mitigation coverage will be based upon submission to HPI of a radon test report indicating an average radon measurement the result of which is 4pCi/l or greater. The radon test must be conducted by a NEHA (National Environmental Health Association), NRSB (National Radon Safety Board), and/or state listed radon testing contractor, utilizing a NEHA, NRSB, and/or state listed radon testing device. NEHA, NRSB, and/or state radon testing protocols must be followed. The radon testing contractor must review these protocols with HPI prior to conducting the radon test.

Based upon a radon test result of 4pCi/l or greater, and the adherence to the above stated terms and conditions, HPI will arrange for mitigation with a NEHA, NRSB, and/or state listed radon mitigation contractor, assure that mitigation has been performed and pay all necessary mitigation costs directly to the radon mitigation contractor. Radon test reports must be submitted to the Customer Service Manager, HomeBuyer's Preferred, Inc. 2 Science Road, Glenwood, IL 60425 at least four weeks prior to the close date to assure that mitigation is performed prior to closing.

Any post mitigation short-term radon test, as with the pre-mitigation test, will be the responsibility of the Buyer. Because of the uncertainty inherent in short-term radon tests, HPI cannot guarantee that the post-mitigation radon level has been reduced to under 4pCi/l, based upon a post-mitigation short-term test. Subsequent to closing, HPI will provide the Buyer with the Plan's long-term alpha track radon test to assure that the post-mitigation radon level has been reduced to under 4pCi/l. If the result of the post-mitigation long-term test is 4pCi/l or higher, HPI will arrange for the mitigation contractor to return and take corrective action. HPI will again provide for post-mitigation testing until it is confirmed that the radon concentration has been reduced to below 4pCi/l.

Buyer understands that he/she/they are responsible for any pre-sale and post mitigation short term radon test and that HPI is responsible for radon mitigation under the terms and conditions described above.

Buyer agrees therefore, to hold harmless all parties to this agreement including but not limited to Seller and their agents and representatives from any and all claims, actions, or expenses arising out of the existence of indoor radon in the Property.

OPTION 3. BUYER REJECTS THE PLAN AND DECLINES TO CONDUCT A RADON TEST PRIOR TO SALE

The Buyer understands that radon gas is a naturally occurring radioactive substance present in virtually all homes in varying concentrations; and that according to many governmental agencies, including the U.S. EPA, exposure to indoor radon may be a health hazard, depending upon the concentration and exposure period of individuals.

The Seller has offered to the Buyer, at no cost, the HomeBuyer's Preferred Radon Protection Plan, which provides for long-term testing and, if necessary, radon mitigation after the completed sale as described in Option 1 above. The Seller has offered to the Buyer, radon mitigation coverage under the terms and conditions as described in Option 2 above.

The Buyer rejects these offers from the Seller and agrees to hold harmless all parties to this agreement, including but not limited to Seller and their agents and representatives from any and all claims, actions, or expenses arising out of the existence of indoor radon in the Property.



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Authorization ID: 631854

REQUIREMENTS FOR RADON PROTECTION PLAN

This property has been enrolled in the HomeBuyer's Preferred RADON Protection Plan through HomeBuyer's Preferred, Inc. (HBP). This program entitles a Buyer to both radon testing and remediation for a one-year period after closing at no cost.

There will be NO radon test performed by the Seller of this property. The buyer has three options as described in the HomeBuyer's Preferred Addendum to Sale Contract. The Buyer is required to select an option and sign this addendum in addition to the SIRVA Relocation LLC Rider. Should Buyer select Option 2, Buyer will need to test the property for radon immediately after the purchase contract has been fully executed by all parties. This is to allow adequate time to assure any necessary mitigation measures are completed prior to close of sale. A supply of brochures, Addendum and Sample Service Agreement will be sent to you directly by HomeBuyer's Preferred.

THE FOLLOWING PARAGRAPH MUST BE INCLUDED IN THE PURCHASE AGREEMENT:

THE HOMEBUYER'S PREFERRED RADON PROTECTION PLAN ADDENDUM TO SALE CONTRACT WHEN FULLY EXECUTED BY THE BUYER IS MADE PART OF THIS AGREEMENT. BUYER IS ACCEPTING THE RADON PROTECTION PLAN FROM SELLER IN LIEU OF ANY RESPONSIBILITY OF SELLER TO TEST FOR THE PRESENCE OF RADON. BUYER HEREBY RELEASES AND DISCHARGES SELLER FROM ANY RESPONSIBILITY FOR ANY COSTS OR DAMAGES, EITHER REMEDIAL, DIRECT, INDIRECT OR CONSEQUENTIAL THAT ARISE OUT OF OR ARE CAUSED BY THE PRESENCE OF RADON WITHIN THE RESIDENCE. BUYER ASSUMES FULL RESPONSIBILITY FOR ANY DAMAGES OR INJURIES TO ANY PERSON OCCUPYING THE RESIDENCE WITH THE BUYER'S PERMISSION WHICH ARE CAUSED DIRECTLY OR INDIRECTLY DUE TO THE PRESENCE OF RADON.



Service Agreement Number _____
Client Number _____
File Number _____
Service Agreement Effective Date _____
Service Agreement Expiration Date _____

Service Agreement Holder:

Name

Property Address

City, State, Zip

**RADON PROTECTION PLAN
SERVICE AGREEMENT**

The HomeBuyer's Preferred® Radon Protection Plan is a product of HomeBuyer's Preferred, Inc. (HPI). HPI is providing to you, the Service Agreement Holder, an alpha track radon testing device and appropriate instructions to conduct a home radon test of the premises at the above stated property address. Should the result of this test indicate an average radon concentration at or above the EPA action level of 4pCi/l, HPI will pay for all necessary costs of mitigating the above premises to an average radon concentration below 4pCi/l with such mitigation performed by a NEHA (National Environmental Health Association), NRSB (National Radon Safety Board) and/or state listed radon mitigation contractor in accordance with EPA guidelines. Subsequent to the completion of radon mitigation, HPI will provide the Service Agreement Holder an alpha track radon detector to confirm that the radon concentration has been reduced to an average concentration under 4pCi/l. To qualify for mitigation cost payment by HPI, the Service Agreement Holder must deploy the alpha track radon detector provided for the initial radon test for a period of 120 days as indicated in the testing protocol, and return this detector to the laboratory prior to the expiration date of this Agreement. By deploying the radon detector, the Service Agreement Holder accepts the terms and conditions of this Service Agreement. This Service Agreement is applicable only to single family detached homes, unless otherwise agreed to by HPI. The Service Agreement Holder should carefully review how the plan works and terms and conditions of this Service Agreement as indicated on the back of this agreement. Such terms and conditions are an integral part of this agreement.

Acceptance of this Plan indicates the Service Agreement Holder(s) understands that the Surgeon General and the U.S. Environmental Protection Agency have stated that exposure to radon gas may present a potential health hazard. The HomeBuyer's Preferred Radon Protection Plan provides for long-term radon testing and radon mitigation, should radon mitigation be deemed necessary. The Service Agreement Holder(s) failure to return the exposed radon detector by the expiration date of the Agreement will void the Agreement, and should that occur, HPI shall have no further obligation to the Service Agreement Holder resulting from this Service Agreement.

KEEP THIS AGREEMENT WITH YOUR HOME RECORDS.

HomeBuyer's Preferred, Inc., 2 Science Road, Glenwood, IL 60425 (800) 325-5506

HomeBuyer's Preferred, Inc. is a subsidiary of Landauer, Inc.

www.homebuyerspreferred.com

HOMEBUYER'S PREFERRED RADON PROTECTION PLAN SERVICE AGREEMENT

How The Plan Works/Terms and Conditions

1. After the closing of the purchase of the home covered by this Service Agreement, HPI will send by first class mail to the Service Agreement Holder the HomeBuyer's Preferred Radon Protection Plan home radon test kit which will include one Radtrak® alpha track radon gas detector, postage paid return mailer, postage paid identification control card and radon testing instructions.
2. Upon receipt of the home radon test kit, Service Agreement Holder deploys the alpha track radon detector, in accordance with provided instructions. Service Agreement Holder is urged, immediately after detector deployment, to return the provided postage paid return identification control card which contains detector identification number, deployment date, deployment location, and identification of person deploying the detector. Receipt of this card will assure HPI that the detector has been deployed and will provide the deployment date which will be used by HPI as a means to send the Service Agreement Holder a reminder to return the detector at the appropriate time.
3. Detector is deployed for a period of 120 days. The alpha track detector will measure the average radon concentration for the deployment period.
4. If the Service Agreement Holder has returned the postage paid identification control card as indicated in #2 above, approximately 110 days subsequent to the deployment date, HPI will send a notification to the Service Agreement Holder to retrieve the detector, record the appropriate monitoring end date, and return it to the laboratory in the postage paid return mailer.
5. Upon receipt, the detector will be analyzed and the laboratory will notify Service Agreement Holder, in approximately two weeks, the result of the 120 day radon measurement.
6. If the test result is under the EPA action level of 4pCi/l (4 Picocuries of radon per liter of air), a clearance document will be sent to the Service Agreement Holder and no further action will be required and HPI shall have no further obligation to the Service Agreement Holder.
7. If the test result is equal to or above the EPA action level of 4pCi/l, HPI will advise the Service Agreement Holder that radon mitigation is required. HPI will arrange for mitigation with a NEHA, NRSB and/or state listed radon mitigation contractor(s), assure that mitigation has been performed, and pay all mitigation costs directly to the radon mitigation contractor.
8. Service Agreement Holder may elect to conduct, at any time prior to the Service Agreement Expiration date, an additional 120-day radon test, utilizing any NEHA, NRSB and/or state listed long term detector at their expense. If the results of this additional test are at or above the EPA action level of 4pCi/l, HPI will arrange for mitigation with a NEHA, NRSB and/or state listed radon mitigation contractor(s), assure that mitigation has been performed, and pay all mitigation costs directly to the radon mitigation contractor.
9. Subsequent to mitigation, HPI will send to the Service Agreement Holder a Radtrak® alpha track radon gas detector, which will be deployed in the same location as the initial test detector for a period of 120 days to confirm that the average radon concentration has been reduced to below the EPA action level of 4pCi/l. If the result of the post mitigation radon test is 4pCi/l or higher, HPI will arrange for the mitigation contractor to return and take corrective action. HPI will again provide a Radtrak alpha track radon gas detector to the Service Agreement Holder for post mitigation testing to confirm that the radon concentration has been reduced to below 4pCi/l. Post mitigation testing must be started and concluded within one year of the completed mitigation.
10. Service Agreement Holders whose property has required radon mitigation are advised to conduct an annual radon mitigation system maintenance inspection to assure the system is in good working order. The cost of this recommended inspection is not covered under this Service Agreement.
11. HPI does not guarantee future home radon levels will be below 4pCi/l. Radon levels in a home may change for many reasons, including, but not limited to, changes in weather conditions, changes in water table or soil conditions, changes in the structure of the home, or changes in heating and air conditioning system operation. It is therefore recommended that the Service Agreement Holder conduct a long term radon test of at least 120 days annually.
12. HPI GUARANTEES ONLY THE ACCURACY OF THE RADON TEST AND DOES NOT GUARANTEE THE HEALTH SAFENESS OF THE EPA ACTION LEVEL OF 4pCi/l. THIS SERVICE AGREEMENT PROVIDES FOR MITIGATION SERVICES FOR THE MEASURED RADON LEVELS AT OR ABOVE 4pCi/l. HPI WILL NOT BE RESPONSIBLE FOR FUTURE MITIGATION TO LOWER RADON LEVELS SHOULD THE EPA REDUCE THEIR RECOMMENDED RADON ACTION LEVEL. HPI MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, EXCEPT THOSE STATED ABOVE.
13. HPI'S LIABILITY FOR DAMAGES FROM ANY CAUSE WHATSOEVER, AND REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, PRODUCT LIABILITY, TORT OR OTHERWISE, INCLUDING NEGLIGENCE, SHALL BE LIMITED TO THE AMOUNT PAID TO HPI FOR THE RADON PROTECTION PLAN IN CONNECTION WITH THE TESTED PREMISES OR TO ANY OTHER PERSON FOR ANY CLAIM OR DAMAGE, INCLUDING PERSONAL INJURY AND DIMINUTION OF PROPERTY VALUE, ARISING, DIRECTLY OR INDIRECTLY, FROM THE FURNISHING OF ITS SERVICES PURSUANT TO THE RADON PROTECTION PLAN. UNDER NO CIRCUMSTANCES SHALL HPI BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES.
14. NO PERSON, FIRM OR REPRESENTATIVE, IS AUTHORIZED TO ASSUME ANY OBLIGATION TO MAKE ANY WARRANTY ON BEHALF OF HPI OTHER THAN AS STATED ABOVE.