



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

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1. Date July 6th 2026

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

5. Property located at 3412 Humboldt Ave S
6. City of Minneapolis, County of Hennepin
7. State of Minnesota, Zip Code 55408 ("Property").

8. **NOTICE:** Sellers of residential property, with limited exceptions, are obligated to satisfy the requirements of MN Statutes
9. 513.52 through 513.60. **To comply with the statute, Seller must provide either a written disclosure to the**
10. **prospective Buyer (see Disclosure Statement: Seller's Property Disclosure Statement) or satisfy one of the**
11. **following two options.** Disclosures made here, if any, are not a warranty or guarantee of any kind by Seller or
12. licensee(s) representing or assisting any party in this transaction and are not a substitute for any inspections or
13. warranties the party(ies) may wish to obtain.

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

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

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

24. The inspection report was prepared by _____
25. _____, and dated _____.

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

28.
29.
30.

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

33.
34.
35.

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

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

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

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49. **OTHER REQUIRED DISCLOSURES:**

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

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

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

59. There is a subsurface sewage treatment system on or serving the above-described real Property.
60. *(See Disclosure Statement: Subsurface Sewage Treatment System.)*

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

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

65. Seller does not know of any wells on the above-described real Property.

66. There are one or more wells located on the above-described real Property. *(See Disclosure Statement: Well.)*

67. This Property is in a Special Well Construction Area.

68. There are wells serving the above-described Property that are not located on the Property.

69. Comments: _____

70.

71.

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

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

78. **NOTE:** If the above answer is "**IS**," Buyer may be subject to income tax withholding in connection with the
79. transaction (unless the transaction is covered by an applicable exception to FIRPTA withholding). In
80. non-exempt transactions, Buyer may be liable for the tax if Buyer fails to withhold.

81. If the above answer is "**IS NOT**," Buyer may wish to obtain specific documentation from Seller ensuring
82. Buyer is exempt from the withholding requirements as prescribed under Section 1445 of the Internal
83. Revenue Code.

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

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90. **D. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

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

94. (See Disclosure Statement: Methamphetamine Production.)

95. **E. RADON DISCLOSURE:**

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

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

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

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

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

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

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

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

119. See attached Report. Average: 3.3 pCi/L

120.
121.
122. (c) There **IS** **IS NOT** a radon mitigation system currently installed on the Property.
------(Check one.)-----

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

125.
126.
127.

128. **F. CHRONIC WASTING DISEASE IN CERVIDAE** (The following Seller disclosure satisfies MN Statute 35.155, Subd. 11(d).)

129. Has Chronic Wasting Disease been detected on the Property?

YES **NO**

130. If Yes, see Disclosure Statement: Chronic Wasting Disease.

------(Check one.)-----

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

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

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

138. If "Yes," please explain: _____

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

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

146. **I. NOTICE REGARDING CARBON MONOXIDE DETECTORS:**

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

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

153. Examples of exterior moisture sources may be
154. • improper flashing around windows and doors,
155. • improper grading,
156. • flooding,
157. • roof leaks.

158. Examples of interior moisture sources may be
159. • plumbing leaks,
160. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
161. • overflow from tubs, sinks, or toilets,
162. • firewood stored indoors,
163. • humidifier use,
164. • inadequate venting of kitchen and bath humidity,
165. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
166. • line-drying laundry indoors,
167. • houseplants—watering them can generate large amounts of moisture.

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

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

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

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181. **K. NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory
182. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
183. may be obtained by contacting the local law enforcement offices in the community where the property is
184. located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections
185. web site at <https://coms.doc.state.mn.us/publicregistrantsearch>.

186. **L. SELLER'S STATEMENT:**

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

188. Seller(s) hereby authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide
189. a copy of this Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the
190. Property. A seller may provide this Disclosure Statement to a real estate licensee representing or assisting a
191. prospective buyer. The Disclosure Statement provided to the real estate licensee representing or assisting a
192. prospective buyer is considered to have been provided to the prospective buyer. If this Disclosure Statement is
193. provided to the real estate licensee representing or assisting the prospective buyer, the real estate licensee must
194. provide a copy to the prospective buyer.

195. **QUALIFIED THIRD-PARTY INSPECTION:** If Seller has made a disclosure under the Qualified Third-Party
196. Inspection, Seller is obligated to disclose to Buyer in writing of any new or changed facts of which Seller is aware
197. that could adversely and significantly affect the Buyer's use or enjoyment of the Property or any intended use of
198. the Property that occur up to the time of closing. To disclose new or changed facts, please use the *Amendment*
199. *to Disclosure Statement* form.

200. **WAIVER:** If Seller and Buyer agree to waive the seller disclosure requirement, Seller is NOT obligated to disclose
201. and will NOT disclose any new or changed information regarding facts.

202. **OTHER REQUIRED DISCLOSURES (Sections A-F):** Whether Seller has elected a Qualified-Third Party Inspection
203. or Waiver, Seller is obligated to notify Buyer, in writing, of any new or changed facts regarding Other Required
204. Disclosures up to the time of closing. To disclose new or changed facts, please use the *Amendment to Seller's*
205. *Disclosure* form.

206. Wendy Caputo 7/6/26 James Caputo 7/6/26
(Seller) (Date) (Seller) (Date)

207. **M. BUYER'S ACKNOWLEDGEMENT:**

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

209. I/We, the Buyer(s) of the Property, acknowledge receipt of this *Seller's Disclosure Alternatives* form and agree to
210. the seller's disclosure option selected in this form. I/We further agree that no representations regarding facts have
211. been made, other than those made in this form. This Disclosure Statement is not a warranty or a guarantee of
212. any kind by Seller or licensee representing or assisting any party in the transaction and is not a suitable substitute
213. for any inspections or warranties the party(ies) may wish to obtain.

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

215. _____
(Buyer) (Date) (Buyer) (Date)

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





Radon in Real Estate Transactions

All Minnesota homes can have dangerous levels of radon gas. Radon is a colorless and odorless gas that comes from the soil. The gas can accumulate in the home. When inhaled, its radioactive particles can damage the lungs. Long-term exposure to radon can lead to lung cancer. About 21,000 lung cancer deaths each year in the United States are caused by radon.

The only way to know how much radon gas has entered the home is to conduct a radon test. MDH estimates 2 in 5 homes exceed the 4.0 pCi/L (picocuries per liter) action level. Whether a home is old or new, any home can have high levels of radon.

The purpose of this publication is to educate and inform potential home buyers of the risks of radon exposure, and how to test for and reduce radon as part of real estate transactions.

Disclosure Requirements

Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota.

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

1. whether a radon test or tests have occurred on the property
2. the most current records and reports pertaining to radon concentrations within the dwelling
3. a description of any radon levels, mitigation, or remediation
4. information on the radon mitigation system, if a system was installed
5. a radon warning statement

Radon Facts

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

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

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk. A home's radon levels may change in the future, so test every 2-5 years, or sooner if there is major remodeling or changes to the foundation, heating, cooling, or ventilation.

Radon Warning Statement

"The Minnesota Department of Health strongly recommends that ALL home buyers have an indoor radon test performed prior to purchase or taking occupancy, and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can easily be reduced by a qualified, certified, or licensed, if applicable, radon mitigator.

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

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Closed-house conditions include keeping all windows and doors closed, except for normal entry and exit, and temperature set to 65 – 80 °F. For a full list of closed-house conditions please visit mn.gov/radon/notice.

Before testing: Begin closed-house conditions at least 12 hours before the start of the radon test.

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished. If other foundations are present, such as a crawl space or slab on grade, also test the rooms above these foundations.

Place the test kit:

- 20 inches to 6 feet above the floor
- 3 feet from exterior doors and windows
- 1 foot from exterior walls
- away from heat sources and drafts caused by vents and fans
- not in enclosed areas or areas of high heat/humidity

How are radon tests conducted in real estate transactions?

There are special protocols for radon testing in real estate transactions. Because these tests are time-sensitive there are two testing options. For both tests, test for a minimum of 2 days.

Continuous Radon Monitor (CRM)

MDH recommends CRMs in real estate testing. CRMs are calibrated, provide more data, and may detect tampering. The average of the results are used to make a decision to mitigate.

Simultaneous Short-Term Testing

Two short-term test kits are placed side by side, 4” – 8” apart. The results of the two tests are averaged and used to make a decision to mitigate.

Radon Mitigation

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

Radon mitigation is the process or system used to reduce radon concentrations in the breathing zones of occupied buildings. The goal of a radon mitigation system is to reduce the indoor radon levels to below the action level. This is done by drawing soil gas from under the house and venting it above the roof. A quality mitigation system is often able to reduce the annual average radon level to below 2.0 pCi/L. The cost of a radon mitigation system averages \$1,500 to \$3,000.

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

All radon testing and mitigation should be conducted by licensed radon professionals. Radon service providers, such as home inspectors, must be licensed. A list of these licensed radon professionals can be found at MDH’s radon web site. MDH conducts free inspections, upon request, of recently installed radon mitigation systems, to check that they meet requirements.

More Radon Information

www.mn.gov/radon

MDH Indoor Air Unit

PO Box 64975
St Paul, MN 55164-0975

Contact Information

651-201-4601
800-798-9050
health.indoorair@state.mn.us

Last Updated 4/2023



Report & Sample Dates

DATE RECEIVED: 4/20/2026
REPORT DATE: 4/21/2026

RADON TEST REPORT

Laboratory Certification Info

NRPP: 101132 AL
NRSB: 25ARL003
STATE: N/A

Wendy Capetz
6227 Wentworth Ave S
Richfield, MN 55423

KIT SERIAL	RADON LEVEL	PROPERTY TESTED	TEST DURATION	STRUCTURE
FE553416	2.9 +/- 0.3 pCi/L	3412 Humboldt Ave S	Start: 05:00 PM 04/14/2026	Type: Multi Story
FE553415	3.7 +/- 0.4 pCi/L	Minneapolis, MN 55408	End: 07:45 PM 04/16/2026	Floor: Basement
ID1: 3352190	Average: 3.3 pCi/L	Utility	Duration: 50.75 Hours	Closed: Yes
ID2: 3352190	RPD ¹ : 24.2%			

1: The RPD for these tests passed the quality standard. RPD stands for Relative Percent Difference. RPD is used to assess the degree of precision between duplicate tests. It is normal and expected for test results to differ slightly. Note: Customer provided data indicates these two tests were exposed as Duplicates. Duplicates are placed side-by-side (within 6 inches) in the same location at the same time and are typically used as a Quality Assurance measure to assess device performance. If these tests were not exposed as Duplicates, the average and RPD values should be disregarded.

Short Term Radon Tests have an estimated margin of error of $\pm 5\%$ when used according to directions.

Quality Assurance (QA): Sample Type: Short Term. Technology: Activated Charcoal. Device Manufacturer: Eurofins Environment Testing Radon, LLC. Model: RD-1. NRPP Approved Device: AC-8202. NRSB Approved Device: 10325. Device Performance Standard: ANSI-AARST MS-PC 2022. Quality Assurance Standard: ANSI-AARST MS-QA 2023. Lab Methodology: EPA-402-R-92-004. Test instructions designed in accordance with ANSI-AARST MAH-2023. Radon level uncertainty is calculated using a 95% confidence level. One sampler can test up to 2,000 ft². Sampler Deployed by: Wendy Capetz. Sampler Retrieved by: Wendy Capetz.

Disclaimer: Results are only indicative of the sample as received in the lab. Incorrect information or improper sampling procedures will affect results. Eurofins Environment Testing Radon, LLC (EETR) did not provide sampling services unless otherwise indicated. Device deployment/retrieval is assumed to be performed by the person submitting the sample, unless otherwise specified by the client. The person (s) performing sampling are responsible for sampling QA, which may include duplicate, blank, and/or spiked detectors. Analysis, laboratory QA, and production QA performed by EETR. Measurements are not necessarily predictive or supportive of measurements conducted at different times or locations. EETR is not responsible for the consequences of any action you do or do not take based on the results. This report may only be reproduced in full, unless authorized in writing by EETR.

Radon Information: Radon is a naturally occurring radioactive gas. It is odorless, colorless, and tasteless. Radon in air is ubiquitous (existing or being everywhere at the same time) and is found in outdoor and indoor air. Radon concentration is measured in picocuries per liter of air (pCi/L). The average indoor concentration is 1.3 pCi/L. The average outdoor concentration is 0.4 pCi/L. Radon is the second leading cause of lung cancer, after smoking. Smokers and former smokers are at especially high risk. Radon exposure is a health risk over long periods of time. The more time you spend in a high radon environment, the greater the risk.

The US Environmental Protection Agency (EPA) and the Surgeon General recommend fixing the building when the radon level is 4 pCi/L or more. Because there is no known safe level of exposure to radon, EPA also recommends considering fixing radon levels between 2 pCi/L and 4 pCi/L. The World Health Organization (WHO) recommends fixing the building when the radon level is 2.7 pCi/L or more.

The process of fixing a radon problem is called mitigation. Even buildings with very high levels can be successfully mitigated. EPA recommends that you use a contractor certified by NRPP, NRSB, or your State (where applicable) to correct radon problems.

Measurement Specialist / Laboratory Director

Paul Fletcher

Date 4/21/2026

IF YOU HAVE QUESTIONS ABOUT WHAT YOUR RESULTS MEAN:

EPA National Hotline: (800) 557-2366, epa.gov/radon, or, call your State Radon Official: (651) 201-4601

IF YOU HAVE QUESTIONS ABOUT HOW TO FIX A RADON PROBLEM:

Radon Fix-it Hotline: (800) 644-6999, epa.gov/radon, or, call your State Radon Official: (651) 201-4601

WHAT DO MY TEST RESULTS MEAN?

Radon concentration is measured in picocuries per liter of air (pCi/L). The average indoor concentration is 1.3 pCi/L. The average outdoor concentration is 0.4 pCi/L. The US Environmental Protection Agency (EPA) action level is 4 pCi/L, meaning that EPA recommends you take further action if your radon level is 4 pCi/L or more. Because there is no known safe level of exposure to radon, EPA also recommends considering further action for radon levels between 2 pCi/L and 4 pCi/L. The World Health Organization action level is 2.7 pCi/L. If this is your first test, retesting is usually advisable. If you have tested multiple times, average the results and use the average to determine the appropriate next steps.

For results **below 2 pCi/L** you do not need to take further action at this time.

For results **between 2 pCi/L and 4 pCi/L**, consider taking further action. If this is your first test, consider testing again to confirm the initial result. If you have tested multiple times, EPA recommends that you consider fixing the building.

For results **4 pCi/L or greater**, you should take further action. If this is your first test, EPA recommends you conduct another test to confirm the initial reading. If you have tested multiple times, you should fix the building.

If the building has an active radon mitigation system, test annually to confirm the system is working properly. Because radon levels can change, all buildings should be tested at least once every 2 years and whenever the building is renovated.

HOW DANGEROUS IS MY RADON LEVEL?

RADON RISK IF YOU SMOKE

Radon Level	If 1,000 people were exposed to this level over a lifetime	The risk of radon induced lung cancer compares to	What To Do Next?
100 pCi/L	About 770 people could get lung cancer	110 times the risk of dying in a car crash	Fix your home
40 pCi/L	About 380 people could get lung cancer	95 times the risk of dying from poison	Fix your home
20 pCi/L	About 260 people could get lung cancer	250 times the risk of drowning	Fix your home
10 pCi/L	About 150 people could get lung cancer	200 times the risk of dying in a fire	Fix your home
4 pCi/L	About 62 people could get lung cancer	5 times the risk of dying in a car crash	Fix your home
2 pCi/L	About 32 people could get lung cancer	6 times the risk of dying from poison	Consider fixing between 2 & 4 pCi/L
1.3 pCi/L	About 20 people could get lung cancer	(Average indoor radon level)	(Reducing below 1 pCi/L is difficult)
0.4 pCi/L	About 3 people could get lung cancer	(Average outdoor radon level)	(Reducing below 1 pCi/L is difficult)

Note: If you are a former smoker your risk may be lower

Estimates are lifetime risk of lung cancer deaths from EPA Assessment of Risks from Radon in Homes (EPA 402-R-03-003)

RADON RISK IF YOU HAVE NEVER SMOKED

Radon Level	If 1,000 people were exposed to this level over a lifetime	The risk of radon induced lung cancer compares to	What To Do Next?
100 pCi/L	About 440 people could get lung cancer	63 times the risk of dying in a car crash	Fix your home
40 pCi/L	About 120 people could get lung cancer	30 times the risk of dying from poison	Fix your home
20 pCi/L	About 36 people could get lung cancer	35 times the risk of drowning	Fix your home
10 pCi/L	About 18 people could get lung cancer	20 times the risk of dying in a fire	Fix your home
4 pCi/L	About 7 people could get lung cancer	The risk of dying in a car crash	Fix your home
2 pCi/L	About 4 people could get lung cancer	The risk of dying from poison	Consider fixing between 2 & 4 pCi/L
1.3 pCi/L	About 2 people could get lung cancer	(Average indoor radon level)	(Reducing below 1 pCi/L is difficult)
0.4 pCi/L		(Average outdoor radon level)	(Reducing below 1 pCi/L is difficult)

Note: If you are a former smoker your risk may be higher

Estimates are lifetime risk of lung cancer deaths from EPA Assessment of Risks from Radon in Homes (EPA 402-R-03-003)

HOW CAN I FIX A RADON PROBLEM?

The process of fixing a radon problem is called mitigation. Mitigation is highly effective at lowering radon levels. If your radon level is 4 pCi/L or more, you should fix the building. If your radon level is between 2 pCi/L and 4 pCi/L, you should consider fixing the building. There is no known safe level of radon, and levels below 4 pCi/L still pose a significant health risk. In most cases, radon levels can be lowered below 2 pCi/L.

We recommend only hiring contractors who are certified and trained in radon mitigation. To find a certified contractor:

Call your State Radon Official at (651) 201-4601 or go to aelabs.com/states

Go to aelabs.com/mitigation for a list of NRPP certified contractors.

WHAT SHOULD I DO NEXT?

The guide below is for buildings without a radon mitigation system. Buildings with an active mitigation system should have radon levels below 4 pCi/L. Contact the contractor who installed your system if your radon test results indicate a radon level at or above 4 pCi/L. Most mitigation systems include a warranty; refer to your contract for details.

Number of Times Tested	Type of Test	Test Result (pCi/L)	What do I do next?	What test do I use? (If retesting)
One	Short Term (2-7 days)	Less than 2	Retest every 2 years	Short Term
One		Between 2 and 4	Consider retesting now	Long Term or Short Term
One		Between 4 and 8	Retest now	Long Term or Short Term
One		8 or more	Retest now	Short Term
Two or more	Short Term (2-7 days)	Less than 2	Retest every 2 years	Short Term
		Between 2 and 4	Consider fixing the building	
		4 or More	Fix the building	
One or more	Long Term (91-365 days)	Less than 2	Retest every 2 years	Short Term
		Between 2 and 4	Consider fixing the building	
		4 or more	Fix the building	

Thank you for using our product. If you have future radon or mold testing needs, below is a coupon to purchase at discounted prices. You can fill out the coupon and return it to us, or order online using the coupon code: RADON22

Mail in form or order online: aelabs.com/buy
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Product	Qty.	Price	Subtotal
Economy Short Term Kit <small>(2 - 4 Days, Kit Only)</small>		\$14.36	
EZ Ship Short Term Kit <small>(Kit + FedEx Ground Return Label)</small>		\$22.46	
Express Short Term Kit <small>(Kit + FedEx 2Day Return Label + Rush Analysis)</small>		\$37.76	
Express Twin Pack <small>(2 Short Term Kits + FedEx 2Day Return Label + Rush Analysis)</small>		\$53.06	
Economy Long Term Kit <small>(90-365 days, Kit Only)</small>		\$27.86	
Economy Radon in Water Kit <small>(Send us a sample of your water, Kit Only)</small>		\$27.86	
Mold Detection Kit <small>(Up to 10 samples, \$15 analysis fee per sample)</small>		\$8.96	

Name

Address

City _____ **State** _____ **ZIP Code** _____

Phone

Email

Credit Card or Check No. _____ **Exp. Date** _____

Orders subject to shipping policy and privacy policy, see aelabs.com/pp
 Checks can be made to Alpha Energy Labs

Shipping: FREE

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**RETURN FORM TO Regulatory Services, Inspection Services
Housing Inspector or Fire Inspector**
Return to the Inspector by mail, fax or email
Fax: (612) 673-2110 E-mail: HousingSafetyChecks@minneapolismn.gov
250 S. 4th Street – Room 300, Minneapolis, MN 55415
311 or (612) 673-3000 TTY (612) 673-3300

**HEATING, VENTILATION AND COOLING PERFORMANCE
SAFETY CHECK for RENTAL PROPERTIES**

PROPERTY ADDRESS 3412 Humboldt Ave South **Date of Inspection** 05/08/2026
 ****Contractor must have the proper Minneapolis Mechanical or Gas License in order to perform the Performance Safety Check****

Equipment Description: (use a separate form for each unit)

Type boiler Location _____ Serial # H0001844
 Make slant fin Model vsph-150 Type of Fuel gas
 Equipment Venting Type: Atmospheric _____ Induced Fan Other _____

Total BTU input of all vented gas appliances per chimney: 150,000

Type of Chimney: Masonry _____ Class B _____ Other
 Type of Liner: None _____ Metal Flex-liner _____ B-vent _____
 Combustion Air Supply, with air trap: Yes Properly sized _____

Safety & Operating Control Tests:

	Pass	Flue Gas Analysis:	Initial	Final
Pilot/Flame Safeguard Operating Properly	<u>X</u>	Stack Temperature	____ F/Net	<u>244</u> F/Net
Limit(s) Operating Properly	<u>X</u>	Oxygen	____%	<u>9.2</u> %
Operator(s) Operating Properly	<u>X</u>	Carbon Dioxide	____%	<u>6.</u> %
Low Water Cut-Off Operating Properly	<u>n/a</u>	Steady State efficiency	____%	<u>84</u> %
All Controls Operating Properly	<u>X</u>			
Fuel Piping System-Okay	<u>X</u>			
Burner Lights Smoothly	<u>X</u>	Visual Inspection (plenums, supplies, returns, etc):		
Connector, Vent, Chimney – Okay	<u>X</u>	Pass <input checked="" type="checkbox"/>		
Heating Unit – Okay	<u>X</u>			
Combustion Chamber/Smoke Bomb Test	<u>n/a</u>	Does the heating system operate safely and properly ?		
Vents Properly Without Spillage	<u>X</u>	Yes <input checked="" type="checkbox"/> No _____		
Flame Stays Inside/Doesn't Roll Out	<u>X</u>			
Carbon Monoxide % <u>18pp</u>	<u>X</u>			

If the heating system does not operate safely and properly, the system needs to be repaired or replaced, with the proper permits.

Comments (List of all repairs made to the system. All necessary permits need to be obtained):

Name of Licensed Contractor: Metro Heating and Cooling **Phone** 651-294-7798
Address: 1220 Cope Ave Maplewood MN 55109
Name of Master: Tim Devaney **Master License #:** TLIC16638
Person Performing Test: Tim Devaney **Signature**

A licensed journeyman/master heating installer employed by this firm has inspected the heating system(s) of the dwelling listed above. The inspection revealed that the entire heating system(s) is consistent with Mn. Mechanical Code Sec. 103, 104, & 107 and Mn. Fuel Gas Code, Chapter 8 for adequate heat supply, chimney vent liner, manual gas shut-off, draft hood, venting, cleaning and servicing. As a representative of the firm, I am authorized to sign this certification on behalf of the Master Heating Installer.

Retain a copy for your records. Give a copy of the form to either the Housing Inspector or Fire Inspector assigned to the Housing rental licensing case. The certificate is valid for two years. Send a copy to Truth-in-Housing, if required.

**ADDENDUM TO PURCHASE AGREEMENT:
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS**

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1. Date July 3rd, 2026
2. Page 1

3. Addendum to Purchase Agreement between parties, dated _____
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at
5. 3412 Humboldt Ave S, Minneapolis, MN 55408

6. Lead Warning Statement

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

15. Seller's Disclosure (Check one.)

16. Seller has no knowledge of, or records or reports relating to, lead-based paint and/or lead-based paint hazards
17. in the housing.
18. Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing and has provided Buyer
19. with all available details, records, and reports, if any, pertaining to lead-based paint and/or lead-based paint
20. hazards in the housing. (Please explain and list documents below):
21.
22.
23.

24. Buyer's Acknowledgment

25. Buyer has received copies of all information listed above, if any.
26. Buyer has received the pamphlet, *Protect Your Family from Lead in Your Home*.
27. Buyer has: (Check one.)
28. Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
29. lead-based paint hazards; or
30. Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for
31. the presence of lead-based paint and/or lead-based paint hazards.
32. If checked, this contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
33. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
34. shall be completed within **TEN (10)** _____ calendar days after Final Acceptance of the Purchase
35. Agreement. ----- (Check one.) -----

**ADDENDUM TO PURCHASE AGREEMENT:
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS**

36. Page 2

37. Property located at 3412 Humboldt Ave S, Minneapolis, MN 55408
38. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect,
39. unless Buyer or real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee
40. representing or assisting Seller, within three (3) calendar days after the assessment or inspection is timely
41. completed, a written list of the specific deficiencies and the corrections required, together with a copy of any risk
42. assessment or inspection report. If Buyer and Seller have not agreed in writing within three (3) calendar days
43. after delivery of the written list of required corrections that:
44. (A) some or all of the required corrections will be made; or
45. (B) Buyer waives the deficiencies; or
46. (C) an adjustment to the purchase price will be made;
47. this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a *Cancellation of Purchase*
48. *Agreement* confirming said cancellation and directing all earnest money paid here to be refunded to Buyer. It is
49. understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency, providing that
50. Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee representing or
51. assisting Seller of the waiver or removal, in writing, within the time specified.

52. Real Estate Licensee's Acknowledgment

53. Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of licensee's
54. responsibility to ensure compliance.

55. Certification of Accuracy

56. The following parties have reviewed the information above and certify, to the best of their knowledge, that the
57. information provided by the signatory is true and accurate.

58. Wendy Cury 7/6/26 _____
(Seller) (Date) (Buyer) (Date)
59. Janet Cury 7/6/26 _____
(Seller) (Date) (Buyer) (Date)
60. Tom Muehly 7/6/26 _____
(Real Estate Licensee) (Date) (Real Estate Licensee) (Date)

TLX:SALE-2 (8/25)