

82.67 AGENCY DISCLOSURE REQUIREMENTS.

Subdivision 1. **Agency disclosure.** A real estate broker or salesperson shall provide to a consumer in the sale and purchase of a residential real property transaction at the first substantive contact with the consumer an agency disclosure form in substantially the form set forth in subdivision 3. The agency disclosure form shall be intended to provide a description of available options for agency and facilitator relationships, and a description of the role of a licensee under each option. The agency disclosure form shall provide a signature line for acknowledgment of receipt by the consumer. The disclosures required by this subdivision apply only to residential real property transactions.

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

Minnesota law requires that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.(1) The available options are listed below. This is not a contract. **This is an agency disclosure form only. If you desire representation, you must enter into a written contract according to state law** (a listing contract or a buyer representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV below), unless the broker or salesperson is representing another party as described below.

ACKNOWLEDGMENT: I/We acknowledge that I/We have been presented with the below-described options. I/We understand that until I/We have signed a representation contract, I/We are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

I. **Seller's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller and acts on behalf of the Seller. A Seller's broker owes to the Seller the fiduciary duties described below.(2) The broker must also disclose to the Buyer material facts as defined in Minnesota Statutes, section 82.68, subdivision 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If a broker or salesperson working with a Buyer as a customer is representing the Seller, he or she must act in the Seller's best interest and must tell the Seller any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV below). In that case, the Buyer will not be represented and will not receive advice and counsel from the broker or salesperson.

II. **Buyer's Broker:** A Buyer may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer. The broker may represent the Buyer only, and not the Seller, even if he or she is being paid in whole or in part by the Seller. A Buyer's broker owes to the Buyer the fiduciary duties described below.(2) The broker must disclose to the Buyer material facts as defined in Minnesota Statutes, section 82.68, subdivision 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. If a broker or salesperson working with a Seller as a customer is representing the Buyer, he or she must act in the Buyer's best interest and must tell the Buyer any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV below). In that case, the Seller will not be represented and will not receive advice and counsel from the broker or salesperson.

III. Dual Agency-Broker Representing both Seller and Buyer: Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller and the Buyer. This role limits the level of representation the broker and salespersons can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms, and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.(3)

Within the limitations described above, dual agents owe to both Seller and Buyer the fiduciary duties described below.(2) Dual agents must disclose to Buyers material facts as defined in Minnesota Statutes, section 82.68, subdivision 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property.

IV. Facilitator: A broker or salesperson who performs services for a Buyer, a Seller, or both but does not represent either in a fiduciary capacity as a Buyer's Broker, Seller's Broker, or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson, working with a Buyer, shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's Broker (see paragraph I above). In the event a facilitator broker or salesperson, working with a Seller, accepts a showing of the property by a Buyer being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's Broker (see paragraph III above).

NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender 85. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be 86. obtained by contacting the local law enforcement offices in the community where the property is located, 87. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at 88. www.corr.state.mn.us.

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

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1. Date 5-27-2026
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 8215 292nd Street East
6. City of Randolph, County of Dakota, State of Minnesota.

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

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

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

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

23. The inspection report was prepared by _____

24. _____
25. and dated _____, 20____.

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. Seller
37. 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. Seller is
42. 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.**

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

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48. Property located at 8215 292nd Street East, Randolph, MN 55065

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 certifies that Seller ☒ **DOES** ☐ **DOES NOT** know of a subsurface sewage treatment system on or serving
57. the above-described real property. (If answer is **DOES**, and the system does not require a state permit, see
58. *Disclosure Statement: 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.)

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

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

68. Are there any wells serving the above-described property that are not located on the property? ☐ Yes ☒ No

69. To your knowledge, is the property in a Special Well Construction Area? ☐ Yes ☒ No

70. Comments: _____

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

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

77. Additional comments: _____

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

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

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

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

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

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96. Property located at 8215 292nd Street East, Randolph, MN 55065

97. **E. METHAMPHETAMINE PRODUCTION DISCLOSURE:**

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

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

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

101. (See Disclosure Statement: Methamphetamine Production.)

102. **F. RADON DISCLOSURE:**

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

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

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

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

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

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

123. (a) Radon test(s) ☐ HAVE ☒ HAVE NOT occurred on the property.
----- (Check one.) -----

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

126. _____
127. _____
128. _____

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

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

132. _____
133. _____
134. _____

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

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

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140. Property located at 8215 292nd Street East, Randolph, MN 55065

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

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

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

148. Examples of exterior moisture sources may be

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

153. Examples of interior moisture sources may be

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

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

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

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

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

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

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180. Property located at 8215 292nd Street East, Randolph, MN 55065

181. **K. SELLER'S STATEMENT:**

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

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

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

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

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

201. Hewitt, Trust Point 5/27/26 _____
(Seller) (Date) (Seller) (Date)

202. **L. BUYER'S ACKNOWLEDGEMENT:**

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

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

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

210. _____
(Buyer) (Date) (Buyer) (Date)

211. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS HERE AND ARE**
212. **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, odorless and tasteless **radioactive gas** that can seep into homes from the soil. When inhaled, it can damage the lungs. Long-term exposure to radon can lead to **lung cancer**. About 21,000 lung cancer deaths each year in the United States are caused by radon.

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

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

Disclosure Requirements



Effective January 1, 2014, the Minnesota Radon Awareness Act requires specific disclosure and education be provided to potential home buyers during residential real estate transactions in Minnesota. **Before signing a purchase agreement to sell or transfer residential real property**, the seller shall provide this publication and shall disclose in writing to the buyer:

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

MDH Minnesota
Department of Health
INDOOR AIR UNIT

Radon Facts

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

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

What is the recommended action based on my results? If the average radon in the home is at or above 4.0 pCi/L, the home's radon level should be reduced. Also, consider mitigating if radon levels are between 2.0 pCi/L and 3.9 pCi/L. Any amount of radon, even below the recommended action level, carries some risk.



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

Radon Testing

Any test lasting less than three months requires **closed-house conditions**. Keep all windows and doors closed, except for normal entry and exit.

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

During testing: Maintain closed-house conditions during the entire duration of the short-term test. Operate home heating or cooling systems normally during the test. Test for at least 48 hours.

Where should the test be conducted? Any radon test conducted for a real estate transaction needs to be placed in the lowest livable area of the home suitable for occupancy. This is typically in the basement, whether finished or unfinished.

Place the test kit:

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

Radon Mitigation

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

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

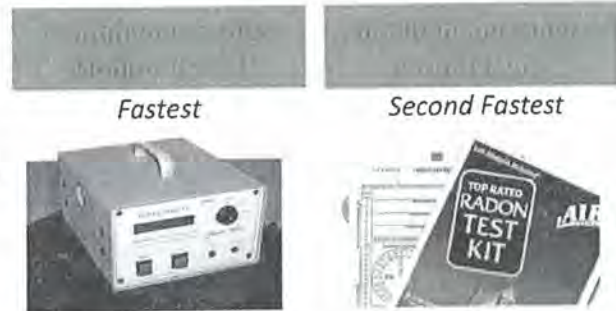
After a radon mitigation system is installed perform an independent short-term test to ensure the reduction system is effective. Operate the radon system during the entire test. This test will confirm low levels in the home. Be sure to retest the house every two years to confirm continued radon reduction.

Radon Warning Statement

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

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

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



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

BUYER PURCHASING "AS IS" ADDENDUM

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1. Date 5-27-2026
2. Page _____

3. Addendum to Purchase Agreement between parties, dated _____, 20_____, pertaining
4. to the purchase and sale of the property at 8215 292nd Street East, Randolph, MN 55065

5. _____
6. **DISCLOSURE REQUIRED:** Under Minnesota law, Sellers of residential property, except by waiver or with limited
7. exceptions, are obligated to disclose to prospective Buyers all material facts of which Seller is aware that could adversely
8. and significantly affect an ordinary Buyer's use or enjoyment of the property or any intended use of the property of
9. which Seller is aware. Such a disclosure is not a warranty or a guarantee of any kind by Seller or licensee representing
10. or assisting any party in the transaction. Seller agrees to notify Buyer immediately in writing of any substantive changes
11. from any prior representations regarding the property.
12. (Check appropriate box.)

13. ☐ Buyer has received and had an opportunity to review the *Seller's Property Disclosure Statement*;
14. or

15. ☒ Buyer has received and had an opportunity to review the *Seller's Disclosure Alternatives* form.

16. **CONDITION OF PROPERTY:** The property being purchased by Buyer, including the dwelling, other improvements
17. and fixtures, is not new and is being purchased "AS IS".

18. Buyer understands that the property, as defined above, will be purchased in the condition it is in at the time of Purchase
19. Agreement. Buyer shall have the right to a walk-through review of the property prior to closing. To the extent there
20. is a material change in the condition of the property arising between the date of the Purchase Agreement and the
21. closing date, Seller shall be responsible for restoring the property to substantially the same condition it was in on the
22. date of the Purchase Agreement, except that Seller shall have **NO OBLIGATION OR RESPONSIBILITY** to repair or
23. replace central air-conditioning, heating, plumbing (including subsurface sewage treatment systems, unless otherwise
24. required by law), wiring systems or wells on the property if they fail between the date of Purchase Agreement and the
25. date of closing. This provision voids lines 217-219 of the Purchase Agreement.

26. **RISK OF LOSS:** The Risk of Loss provision in the Purchase Agreement is modified as follows. If there is any loss
27. or damage to the property between the date of Purchase Agreement and the date of closing for any reason, including fire,
28. vandalism, flood, earthquake or act of God, the risk of loss shall be on Seller except that Seller shall have **NO**
29. **OBLIGATION OR RESPONSIBILITY** to repair or replace central air-conditioning, heating, plumbing (including subsurface
30. sewage treatment systems, unless otherwise required by law), wiring systems or wells on the property if they fail between
31. the date of Purchase Agreement and the date of closing. If the property is destroyed or substantially damaged before
32. the closing date, this Purchase Agreement is canceled, at Buyer's option, by written notice to Seller or licensee
33. representing or assisting Seller. If Buyer cancels this Purchase Agreement, Buyer and Seller shall immediately sign
34. a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money paid hereunder
35. to be refunded to Buyer.

36. **RIGHT OF INSPECTION:** Buyer shall have the **right** to inspect the property or to have it inspected by a person of
37. Buyer's choice, at Buyer's expense.

38. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
39. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

BUYER PURCHASING "AS IS" ADDENDUM

40. Page _____

41. Property located at 8215 292nd Street East, Randolph, MN 55065

42. **SETTLEMENT IS FINAL:** It is understood that Buyer accepts the property "AS IS." ANY WARRANTIES OF **PHYSICAL**
43. **CONDITION** OF THE PROPERTY CONTAINED IN THIS PURCHASE AGREEMENT INCLUDING, BUT NOT LIMITED
44. TO, CENTRAL AIR-CONDITIONING, HEATING, PLUMBING, WIRING, AND CONNECTION TO CITY SEWER AND
45. CITY WATER ARE VOID. This provision shall survive delivery of the deed or contract for deed. All other warranties
46. specified in the Purchase Agreement remain the same.

47. **OTHER:** Seller is aware that said property is being sold in AS-IS condition with any and all faults.

48. _____

49. _____

50. _____

51. _____

52. _____

53. _____

54. _____

55. _____

56. _____

57. _____

58. _____

59. _____

60. _____

61. Heath L, Trust Point 5/27/26 _____
(Seller) (Date) (Buyer) (Date)

62. _____
(Seller) (Date) (Buyer) (Date)

63. **THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYER(S) AND SELLER(S).**
64. **IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.**

**DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM**

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1. Date 5-27-2026
2. Page 1 of _____ pages:
3. THE REQUIRED MAP IS ATTACHED AND MADE A
4. PART OF THIS DISCLOSURE

5. Property located at 8215 292nd Street East, Randolph, MN 55065 in the City of Randolph
6. County of Dakota State of Minnesota, legally described as follows or on
7. attached sheet (the "Property") _____

8. _____
9. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any party(ies) in
10. this transaction, and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

11. **BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE**
12. **SUBSURFACE SEWAGE TREATMENT SYSTEM AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A**
13. **CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTION/DEFECTS.**

14. **SELLER'S INFORMATION:** The following Seller disclosure satisfies MN Statutes Chapter 115.55. Seller discloses
15. the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on
16. this information in deciding whether and on what terms to purchase the Property. The Seller(s) authorizes any
17. licensee(s) representing or assisting any party(ies) in this transaction to provide a copy of this statement to any person
18. or entity in connection with any actual or anticipated sale of the Property.

19. Unless Buyer and Seller agree to the contrary in writing before the closing of the sale, a Seller who fails to disclose
20. the existence or known status of a subsurface sewage treatment system at the time of sale, and who knew or had
21. reason to know of the existence or known status of the system, is liable to Buyer for costs relating to bringing the
22. system into compliance with subsurface sewage treatment system rules and for reasonable attorney fees for collection
23. of costs from Seller. An action under this subdivision must be commenced within two years after the date on which
24. Buyer closed the purchase of the real property where the system is located.

25. Legal requirements exist relating to various aspects of location and status of subsurface sewage treatment systems.
26. Buyer is advised to contact the local unit(s) of government, state agency, or qualified professional which regulates
27. subsurface sewage treatment systems for further information about these issues.

28. The following are representations made by Seller(s) to the extent of Seller(s) actual knowledge. This information is a
29. disclosure and is not intended to be part of any contract between Buyer and Seller.

30. **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:** (Check the appropriate boxes.)

31. Seller certifies that the following subsurface sewage treatment system is on or serving the above-described Property.

32. TYPE: (Check appropriate box(es) and indicate location on attached Location Map.)

33. ☒ Septic Tank: ☒ with drain field ☐ with mound system ☐ seepage tank ☐ with open end
34. Is this system a straight-pipe system? ☐ Yes ☐ No ☐ Unknown

35. ☐ Sealed System (holding tank)

36. ☐ Other (Describe.): _____

37. Is the subsurface sewage treatment system(s) currently in use? ☒ Yes ☐ No

38. Is the above-described Property served by a subsurface sewage treatment system
39. not located on the Property? ☐ Yes ☒ No

40. If "Yes," please explain: _____

41. _____

42. If "No," is subsurface sewage treatment system entirely within Property boundary lines,
43. including set back requirements? Yes

44. Comments: _____

DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM

45. Page 2

46. Property located at 8215 292nd Street East, Randolph, MN 55065
47. Is the subsurface sewage treatment system(s) a shared system? ☐ Yes ☒ No
48. If "Yes,"
49. (1) How many properties or residences does the subsurface sewage treatment system serve?
50. _____
51. (2) Is there a maintenance agreement for the shared subsurface sewage treatment system? ☐ Yes ☒ No
52. If "Yes," what is the annual maintenance fee? \$ _____
53. **NOTE: If any water use appliance, bedroom, or bathroom has been added to the Property, the system may**
54. **no longer comply with applicable sewage treatment system laws and rules.**
55. Seller or transferor shall disclose to Buyer or transferee what Seller or transferor has knowledge of relative to the
56. compliance status of the subsurface sewage treatment system. System is Compliant
57. see attached report
58. _____
59. Any previous inspection report in Seller's possession must be attached to this Disclosure Statement.
60. When was the subsurface sewage treatment system installed? _____
61. Installer Name/Phone _____
62. Where is tank located? _____
63. What is tank size? 1000 Gallon
64. When was tank last pumped? 3/5/2026
65. How often is tank pumped? _____
66. Where is the drain field located? _____
67. What is the drain field size? _____
68. Describe work performed to the subsurface sewage treatment system since you have owned the Property.
69. _____
70. _____
71. Date work performed/by whom: _____
72. _____
73. Approximate number of:
74. people using the subsurface sewage treatment system 0
75. showers/baths taken per week 0
76. wash loads per week 0
77. **NOTE: Changes in the number of people using the subsurface sewage treatment system or volume of water**
78. **used may affect the subsurface sewage treatment system performance.**
79. Distance between well and subsurface sewage treatment system? _____
80. Have you received any notices from any government agencies relating to the subsurface sewage treatment system?
81. (If "Yes," see attached notice.) ☐ Yes ☒ No
82. Are there any known defects in the subsurface sewage treatment system? ☐ Yes ☒ No
83. If "Yes," please explain: _____
84. _____
85. _____

**DISCLOSURE STATEMENT: SUBSURFACE
SEWAGE TREATMENT SYSTEM**

86. Page 3

87. Property located at 8215 292nd Street East, Randolph, MN 55065

88. **SELLER'S STATEMENT:** *(To be signed at time of listing.)*

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

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

100. Heath, Trust Point 5/27/26
(Seller) (Date) (Seller) (Date)

101. **BUYER'S ACKNOWLEDGEMENT:** *(To be signed at time of purchase agreement.)*

102. I/We, the Buyer(s) of the property, acknowledge receipt of this *Disclosure Statement: Subsurface Sewage Treatment*
103. *System and Location Map* and agree that no representations regarding facts have been made other than those made
104. above.

105. _____
(Buyer) (Date) (Buyer) (Date)

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

MN-DS:SSTS-3 (8/17)

WELL DISCLOSURE STATEMENT

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1. Date 5-27-2026
2. Page 1 of _____ pages: THE REQUIRED MAP IS
3. ATTACHED HERETO AND MADE A PART HEREOF.

4. Minnesota Statute 103I.235 requires that, before signing an agreement to sell or transfer real property, Seller must
5. disclose information in writing to Buyer about the status and location of all known wells on the property. This requirement
6. is satisfied by delivering to Buyer either a statement by Seller that Seller does not know of any wells on the property,
7. or a disclosure statement indicating the legal description and county, and a map showing the location of each well. In
8. the disclosure statement Seller must indicate, for each well, whether the well is in use, not in use or sealed.
9. Unless Buyer and Seller agree to the contrary in writing, before the closing of the sale, a Seller who fails to disclose
10. the existence or known status of a well at the time of sale, and knew or had reason to know of the existence or known
11. status of the well, is liable to Buyer for costs relating to sealing of the well and reasonable attorneys' fees for collection
12. of costs from Seller, if the action is commenced within six years after the date Buyer closed the purchase of the real
13. property where the well is located.
14. Legal requirements exist relating to various aspects of location and status of wells. Buyer is advised to contact the
15. local unit(s) of government, state agency or qualified professional which regulates wells for further information about
16. these issues.

17. Instructions for completion of this form are on the reverse side.

18. PROPERTY DESCRIPTION: Street Address: 8215 292nd Street East
19. Randolph 55065 Dakota
(City) (Zip) (County)

20. LEGAL DESCRIPTION: _____
21. _____
22. _____
23. _____
24. _____
25. _____

26. WELL DISCLOSURE STATEMENT:

27. (Check appropriate box.)

28. ☐ Seller certifies that Seller does not know of any wells on the above described real property.
29. (If this option is checked, then skip to the last line and sign and date this Statement.)

30. ☒ Seller certifies that the following wells are located on the above described real property.

	MN Unique Well No.	Well Depth	Year of Const.	Well Type	IN USE	NOT IN USE	SEALED
33. Well 1	<u>Unknown</u>	<u>Unknown</u>	<u>Unknown</u>	<u>Cased</u>	☒	☐	☐
34. Well 2	_____	_____	_____	_____	☐	☐	☐
35. Well 3	_____	_____	_____	_____	☐	☐	☐

36. NOTE: See definition of terms "IN USE," "NOT IN USE," and "SEALED" on lines 89-100. If a well is not in use,
37. it must be sealed by a licensed well contractor or a well owner must obtain a maintenance permit
38. from the Minnesota Department of Health and pay an annual maintenance fee. Maintenance
39. permits are not transferable. If a well is operable and properly maintained, a maintenance permit
40. is not required.

41. ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.

WELL DISCLOSURE STATEMENT

42. Page 2

43. Property located at 8215 292nd Street East, Randolph, MN 55065

44. **OTHER WELL INFORMATION:**

45. Date well water last tested for contaminants: 5-29-2026 Test results attached? ☒ Yes ☐ No

46. Comments: Well water meets EPA requirements for primary drinking water

47. _____

48. _____

49. _____

50. _____

51. _____

52. _____

53. Contaminated Well; Is there a well on the property containing contaminated water? ☐ Yes ☒ No

54. **SEALED WELL INFORMATION:** For each well designated as sealed above, complete this section.

55. When was the well sealed? _____

56. Who sealed the well? _____

57. Was a Sealed Well Report filed with the Minnesota Department of Health? ☐ Yes ☐ No

58. **MAP: Complete the attached MAP showing the location of each well on the real property.**

59. This disclosure is not a warranty of any kind by Seller(s) or any licensee(s) representing or assisting any part(ies) in
60. this transaction and is not a substitute for any inspections or warranties the party(ies) may wish to obtain.

61. **CERTIFICATION BY SELLER: I certify that the information provided above is accurate and complete to the**
62. **best of my knowledge.**

63. Heath, Trust Point 5/27/26
(Seller or Designated Representative) (Date) (Seller or Designated Representative) (Date)

64. **BUYER'S ACKNOWLEDGEMENT:**

65. _____ (Buyer) (Date) _____ (Buyer) (Date)

66. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

WELL DISCLOSURE STATEMENT

67. Page 3

INSTRUCTIONS FOR COMPLETING THE WELL DISCLOSURE STATEMENT

68.

69. **DEFINITION:** A "well" means an excavation that is drilled, cored, bored, washed, driven, dug, jetted or otherwise
70. constructed if the excavation is intended for the location, diversion, artificial recharge or acquisition of groundwater.

71. **MINNESOTA UNIQUE WELL NUMBER:** All new wells constructed AFTER January 1, 1975, should have been
72. assigned a Minnesota unique well number by the person constructing the well. If the well was constructed after this
73. date, you should have the unique well number in your property records. If you are unable to locate your unique well
74. number and the well was constructed AFTER January 1, 1975, contact your well contractor. If no unique well number
75. is available, please indicate the depth and year of construction for each well.

76. **WELL TYPE:** Use one of the following terms to describe the well type.

77. **WATER WELL:** A water well is any type of well used to extract groundwater for private or public use. Examples
78. of water wells are: domestic wells, drive-point wells, dug wells, remedial wells and municipal wells.

79. **IRRIGATION WELL:** An irrigation well is a well used to irrigate agricultural lands. These are typically
80. large-diameter wells connected to a large pressure distribution system.

81. **MONITORING WELL:** A monitoring well is a well used to monitor groundwater contamination. The well is
82. typically used to access groundwater for the extraction of samples.

83. **DEWATERING WELL:** A dewatering well is a well used to lower groundwater levels to allow for construction
84. or use of underground spaces.

85. **INDUSTRIAL/COMMERCIAL WELL:** An industrial/commercial well is a nonpotable well used to extract
86. groundwater for any nonpotable use, including groundwater thermal exchange wells (heat pumps and heat
87. loops).

88. **WELL USE STATUS:** Indicate the use status of each well. CHECK ONLY ONE (1) BOX PER WELL.

89. **IN USE:** A well is "in use" if the well is operated on a daily, regular or seasonal basis. A well in use includes
90. a well that operates for the purpose of irrigation, fire protection or emergency pumping.

91. **NOT IN USE:** A well is "not in use" if the well does not meet the definition of "in use" above and has not been
92. sealed by a licensed well contractor.

93. **SEALED:** A well is "sealed" if a licensed contractor has completely filled a well by pumping grout material
94. throughout the entire bore hole after removal of any obstructions from the well. A well is "capped" if it has
95. a metal or plastic cap or cover which is threaded, bolted or welded into the top of the well to prevent entry
96. into the well. A "capped" well is not a "sealed" well.

97. If the well has been sealed by someone other than a licensed well contractor or a licensed well sealing
98. contractor, check the well status as "not in use."

99. If you have any questions, please contact the Minnesota Department of Health, Well Management Section,
100. at (651) 201-4587 (metropolitan Minneapolis-St. Paul) or 1-800-383-9808 (greater Minnesota).

101. **ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER.**

LOCATION MAP

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1. Page _____ of _____ pages

2. Please use the space below to sketch the real property being sold and, to Seller's knowledge, the approximate location of
3. any of the following on the property.

4. ☒ SUBSURFACE SEWAGE TREATMENT SYSTEM ☒ WELL ☐ METHAMPHETAMINE PRODUCTION AREA
(Check all that apply.)

5. Include approximate distances from fixed reference points such as streets, buildings and landmarks.

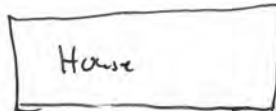
6. Property located at 8215 292nd Street East, Randolph, MN 55065

7.



○ Drain field

○ Septic



○ Well



292nd St. E.

8. ATTACH ADDITIONAL SHEETS AS NEEDED.

9. Seller and Buyer initial:

HS
(Seller)

5/27/26
(Date)

(Buyer)

(Date)

10.

(Seller)

(Date)

(Buyer)

(Date)

11.

MN-IM (8/09)

ORIGINAL COPY TO LISTING BROKER; COPIES TO SELLER, BUYER, SELLING BROKER



**HM AUCTION GROUP ADAM ENGEN
8215 292ND ST E
RANDOLPH, MN 55065**

SE MINNESOTA WATER ANALYSIS LABORATORY
2100 CAMPUS DR SE
ROCHESTER, MN 55904-4722
PHONE: (507) 328-7495
FAX: (507) 328-7485
EMAIL: waterlab@co.olmsted.mn.us

Report Date: **5/29/2026**
Lab Number: **52270**
Received Date: **5/28/2026**
Received Time: **12:15**
Sampled Date: **5/28/2026**
Sampled Time: **11:05**
Sampler: **ADAM ENGEN**
Sampler Title: **AUCTIONEER**

Unique Number:
Temp(C)@ receipt: **16.4~**

Sample Name: **MARK DEZELAR**

Sample Location: **8215 292ND ST E RANDOLPH MN 55065**

Reason For Test: **FINANCING / SALE**

Comments: **Bacteria Prep Date/Time: 5/28/26 1245**

CUSTOMER PROVIDED EXCESS BACTERIA SAMPLE VOLUME. BACTERIA SAMPLE VOLUME TRANSFERRED BY LAB STAFF TO STERILE IDEXX BRAND VESSEL FOR MIXING. PLEASE COLLECT A SAMPLE VOLUME BETWEEN THE TWO RAISED LINES ON THE BOTTLE IN THE FUTURE. This sample meets EPA primary drinking water standards for all of the analytes tested.

Analyte	Result	Method	(LRL*)	Prep^/Analyzed	Analyst
Chloride	3.5 mg/L	EPA 300.0 Rev 2.1	(1 mg/L)	05/28/26 15:50	oc10994
Fluoride	< 0.2 mg/L	EPA 300.0 Rev 2.1	(0.2 mg/L)	05/28/26 15:50	oc10994
Nitrate	< 0.5 mg/L	EPA 300.0 Rev 2.1	(0.5 mg/L)	05/28/26 15:50	oc10994
Nitrite	< 0.1 mg/L	EPA 300.0 Rev 2.1	(0.1 mg/L)	05/28/26 15:50	oc10994
Sulfate	36.9 mg/L	EPA 300.0 Rev 2.1	(0.5 mg/L)	05/28/26 15:50	oc10994
E. coli	Absent	SM 9223 B	(1 colony / 100 ml)	05/29/26 14:20	TWP
Total Coliform	Absent	SM 9223 B	(1 colony / 100 ml)	05/29/26 14:20	TWP

Laboratory Certification: MN LAB # 027-109-399 EPA LAB CODE MN00096

SEMWAL is accredited by the Minnesota Department of Health

Environmental Laboratory Accreditation Program and conforms to current TNI standards.

** = See 'Meaning of Test Results' fact sheet for additional information.

(LRL*) = Laboratory Reporting Limit is the lowest value of the analyte that can be quantitatively determined.

~ = Sample received outside temperature range specified in Minnesota statutes.

EX = Sample received outside holding time specified in EPA 300.0 Rev. 2.1

^ = Date and time chemistry sample was prepared for analysis. For bacteria see Comments

Lab Analyst or Lab Manager

Compliance inspection report form
Existing Subsurface Sewage Treatment System (SSTS)

Doc Type: Compliance and Enforcement

Instructions: Inspector must submit completed form to Local Governmental Unit (LGU) and system owner within 15 days of final determination of compliance or noncompliance. Instructions for filling out this form are located on the Minnesota Pollution Control Agency (MPCA) website at <https://www.pca.state.mn.us/sites/default/files/wq-wwists4-31a.pdf>.

Property information

Local tracking number: _____

Parcel ID# or Sec/Twp/Range: 310110001018

Reason for Inspection

Property Transfer

Local regulatory authority info: Dakota County

Property address: 8215 292nd St E Randolph MN

Owner/representative: Luke Baumgartner

Owner's phone: _____

Brief system description: 1 tank at 1000 gallons to gravity trench

System status

System status on date (mm/dd/yyyy): 3/5/2026

☒ **Compliant – Certificate of compliance***

(Valid for 3 years from report date unless evidence of an imminent threat to public health or safety requiring removal and abatement under section 145A.04, subdivision 8 is discovered or a shorter time frame exists in Local Ordinance.)

***Note: Compliance indicates conformance with Minn. R. 7080.1500 as of system status date above and does not guarantee future performance.**

☐ **Noncompliant – Notice of noncompliance**

Systems failing to protect ground water must be upgraded, replaced, or use discontinued within the time required by local ordinance.

An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance or under section 145A.04 subdivision 8.

Reason(s) for noncompliance (check all applicable)

- ☐ Impact on public health (Compliance component #1) – Imminent threat to public health and safety
- ☐ Tank integrity (Compliance component #2) – Failing to protect groundwater
- ☐ Other Compliance Conditions (Compliance component #3) – Imminent threat to public health and safety
- ☐ Other Compliance Conditions (Compliance component #3) – Failing to protect groundwater
- ☐ System not abandoned according to Minn. R. 7080.2500 (Compliance component #3) – Failing to protect groundwater
- ☐ Soil separation (Compliance component #5) – Failing to protect groundwater
- ☐ Operating permit/monitoring plan requirements (Compliance component #4) – Noncompliant - local ordinance applies

Comments or recommendations

Certification

I hereby certify that all the necessary information has been gathered to determine the compliance status of this system. No determination of future system performance has been nor can be made due to unknown conditions during system construction, possible abuse of the system, inadequate maintenance, or future water usage.

By typing my name below, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing this form.

Business name: B's Pumping Service

Certification number: 8447

Inspector signature: Mark Smith

License number: 4149

(This document has been electronically signed)

Phone: 952-469-2573

Necessary or locally required supporting documentation (must be attached)

- ☒ Soil observation logs
- ☐ System/As-Built
- ☐ Locally required forms
- ☐ Tank Integrity Assessment
- ☐ Operating Permit
- ☒ Other information (list): Map

Property Address: 8215 292nd St E Randolph MN

Business Name: B's Pumping Service

Date: 3/5/2026

1. Impact on public health – Compliance component #1 of 5

Compliance criteria:

System discharges sewage to the ground surface	☐ Yes* ☒ No
--	--

System discharges sewage to drain tile or surface waters.	☐ Yes* ☒ No
---	--

System causes sewage backup into dwelling or establishment.	☐ Yes* ☒ No
---	--

Any "yes" answer above indicates the system is an imminent threat to public health and safety.

Describe verification methods and results:

Visually Inspected

Attached supporting documentation:

☐ Other: _____

☒ Not applicable

2. Tank integrity – Compliance component #2 of 5

Compliance criteria:

System consists of a seepage pit, cesspool, drywell, leaching pit, or other pit?	☐ Yes* ☒ No
--	--

Sewage tank(s) leak below their designed operating depth?	☐ Yes* ☒ No
---	--

If yes, which sewage tank(s) leaks:

Any "yes" answer above indicates the system is failing to protect groundwater.

Describe verification methods and results:

Probed the bottom of the tank. Fluid in tank was at the normal operating level.

Attached supporting documentation:

☒ Empty tank(s) viewed by inspector

Name of maintenance business: B's Pumping

License number of maintenance business: 4149

Date of maintenance: 3/5/2026

☐ Existing tank integrity assessment (Attach)

Date of maintenance (mm/dd/yyyy): (must be within three years)

(See form instructions to ensure assessment complies with Minn. R. 7082.0700 subp. 4 B (1))

☐ Tank is Noncompliant (pumping not necessary – explain below)

☐ Other: _____

Property Address: 8215 292nd St E Randolph MN

Business Name: B's Pumping Service

Date: 3/5/2026

3. Other compliance conditions – Compliance component #3 of 5

3a. Maintenance hole covers appear to be structurally unsound (damaged, cracked, etc.), or unsecured?

☐ Yes* ☒ No ☐ Unknown

3b. Other issues (electrical hazards, etc.) to immediately and adversely impact public health or safety? ☐ Yes* ☒ No ☐ Unknown

***Yes to 3a or 3b - System is an imminent threat to public health and safety.**

3c. System is non-protective of ground water for other conditions as determined by inspector?

☐ Yes* ☒ No

3d. System not abandoned in accordance with Minn. R. 7080.2500?

☐ Yes* ☒ No

***Yes to 3c or 3d - System is failing to protect groundwater.**

Describe verification methods and results:

Visually Inspected

Attached supporting documentation: ☒ Not applicable ☐

4. Operating permit and nitrogen BMP* – Compliance component #4 of 5 ☒ Not applicable

Is the system operated under an Operating Permit?

☐ Yes ☐ No If "yes", A below is required

Is the system required to employ a Nitrogen BMP specified in the system design? ☐ Yes ☐ No If "yes", B below is required

BMP = Best Management Practice(s) specified in the system design

If the answer to both questions is "no", this section does not need to be completed.

Compliance criteria:

a. Have the operating permit requirements been met?

☐ Yes ☐ No

b. Is the required nitrogen BMP in place and properly functioning?

☐ Yes ☐ No

Any "no" answer indicates noncompliance.

Describe verification methods and results:

Attached supporting documentation: ☐ Operating permit (Attach) ☐

Property Address: 8215 292nd St E Randolph MN

Business Name: B's Pumping Service

Date: 3/5/2026

5. Soil separation – Compliance component #5 of 5

Date of installation _____ ☒ Unknown
(mm/dd/yyyy)

Shoreland/Wellhead protection/Food beverage lodging? ☐ Yes ☒ No

Compliance criteria (select one):

5a. For systems built prior to April 1, 1996, and not located in Shoreland or Wellhead Protection Area or not serving a food, beverage or lodging establishment: ☐ Yes ☐ No*

Drainfield has at least a two-foot vertical separation distance from periodically saturated soil or bedrock.

5b. Non-performance systems built April 1, 1996, or later or for non-performance systems located in Shoreland or Wellhead Protection Areas or serving a food, beverage, or lodging establishment: ☒ Yes ☐ No*

Drainfield has a three-foot vertical separation distance from periodically saturated soil or bedrock.*

5c. "Experimental", "Other", or "Performance" systems built under pre-2008 Rules; Type IV or V systems built under 2008 Rules 7080.2350 or 7080.2400 (Intermediate Inspector License required ≤ 2,500 gallons per day; Advanced Inspector License required > 2,500 gallons per day) ☐ Yes ☐ No*

Drainfield meets the designed vertical separation distance from periodically saturated soil or bedrock.

***Any "no" answer above indicates the system is failing to protect groundwater.**

Describe verification methods and results:

Probed and visually inspected

Attached supporting documentation:

- ☒ Soil observation logs completed for the report
☐ Two previous verifications of required vertical separation
☐ Not applicable (No soil treatment area)
☐ _____

Indicate depths or elevations

A. Bottom of distribution media	28
B. Periodically saturated soil/bedrock	>65
C. System separation	>36
D. Required compliance separation*	36

*May be reduced up to 15 percent if allowed by Local Ordinance.

Upgrade requirements: (Minn. Stat. § 115.55) An imminent threat to public health and safety (ITPHS) must be upgraded, replaced, or its use discontinued within ten months of receipt of this notice or within a shorter period if required by local ordinance. If the system is failing to protect ground water, the system must be upgraded, replaced, or its use discontinued within the time required by local ordinance. If an existing system is not failing as defined in law, and has at least two feet of design soil separation, then the system need not be upgraded, repaired, replaced, or its use discontinued, notwithstanding any local ordinance that is more strict. This provision does not apply to systems in shoreland areas, Wellhead Protection Areas, or those used in connection with food, beverage, and lodging establishments as defined in law.



Soil Observation Log

Project ID:

v 04.07.2025

Client: Luke Baumgartner Location / Address: 8215 292nd St E Randolph

Soil parent material(s): (Check all that apply) ☒ Outwash ☐ Lacustrine ☐ Loess ☐ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter ☐ Disturbed/Fill

Landscape Position: Summit Slope %: 2.0 Slope shape: Linear, Linear Flooding/Run-On potential: No

Vegetation: Grass Soil survey map units: 41A Surface Elevation-Relative to benchmark:

Date/Time of Day/Weather Conditions: 3/5/2026 1PM Sunny Limiting Layer Elevation:

Observation #/Type/Location: 1 Auger See Map Depth to Standing Water-inches:

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	I----- Structure-----I		
							Shape	Grade	Consistence
0-18	Medium Sandy Loam	12	10YR 2/2				Blocky	Weak	Friable
18-28	Medium Sandy Loam	16	10YR 3/3				Blocky	Weak	Friable
28-39	Loamy Coarse Sand	20	10YR 3/4				Granular	Weak	Friable
39-48	Loamy Coarse Sand	22	10YR 4/3				Granular	Weak	Friable
			10YR 5/3						
48-65	Medium Sand	11	10YR 5/3				Single grain	Structureless	Loose

Comments:

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Mark Smith

Mark Smith

4149

3/5/2026

(Designer/Inspector)

(Signature)

(License #)

(Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

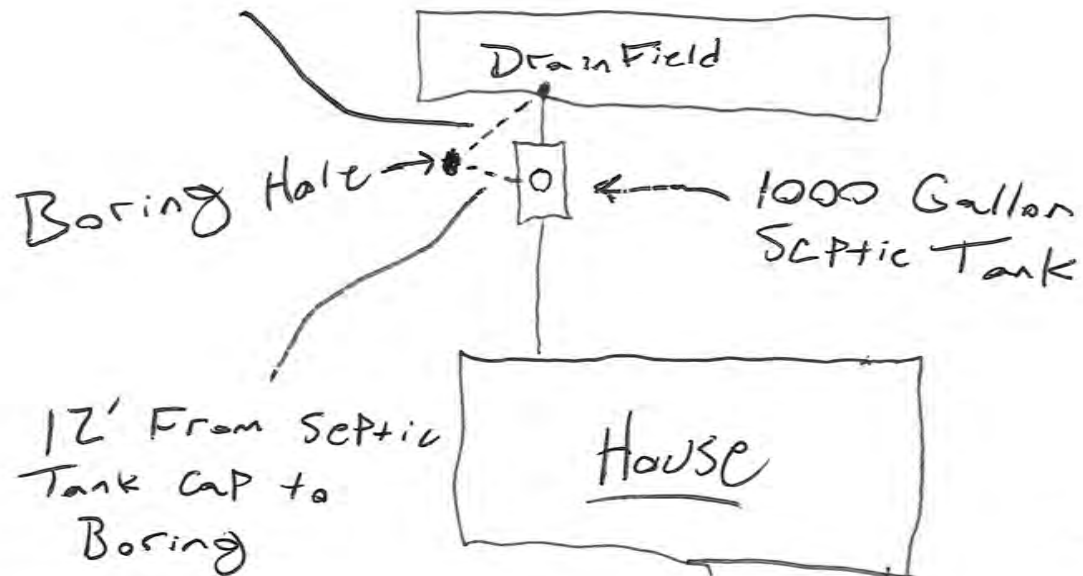
(Signature)

(Cert #)

(Date)

B's Pumping - 3-5-2026 - Not to Scale - N ↑

14' From Junction Box
to Boring



292nd

Property Card	Parcel ID Number	31-01100-01-018
----------------------	-------------------------	------------------------

Owner Information	
Fee Owner	
MARK A TSTE DEZELAR	
Mailing Address	
8215 292ND ST E	
RANDOLPH MN 55065	
Property Address	
Address	
8215 292ND ST E	
Municipality	
RANDOLPH TWP	



Parcel Information					
Sale Date	06/07/2002	Total Acres	1.25	Plat	SECTION 11 TWN 112 RANGE 18
Sale Value	\$159,000.00	R/W Acres	0.10	Lot and Block	11 112 18
Uses	RESIDENTIAL	Water Acres	0	Tax Description	PT OF NE 1/4 OF NE 1/4 LYING S OF S R/W RR EX W 886 FT

2026 Building Characteristics (payable 2027)*					
Building Type	S.FAM.RES	Year Built	1980	Bedrooms	3
Building Style	ONE STORY	Foundation Sq Ft	1,008	Bathrooms	1.00
Frame	WOOD	Above Grade Sq Ft	1,008	Garage Sq Ft	384
Multiple Buildings		Finished Sq Ft	1,176	Other Garage	

Miscellaneous Information					
School District	195	Watershed District	NORTH CANNON	Homestead	FULL HOMESTEAD
Green Acres		Ag Preserve		Open Space	

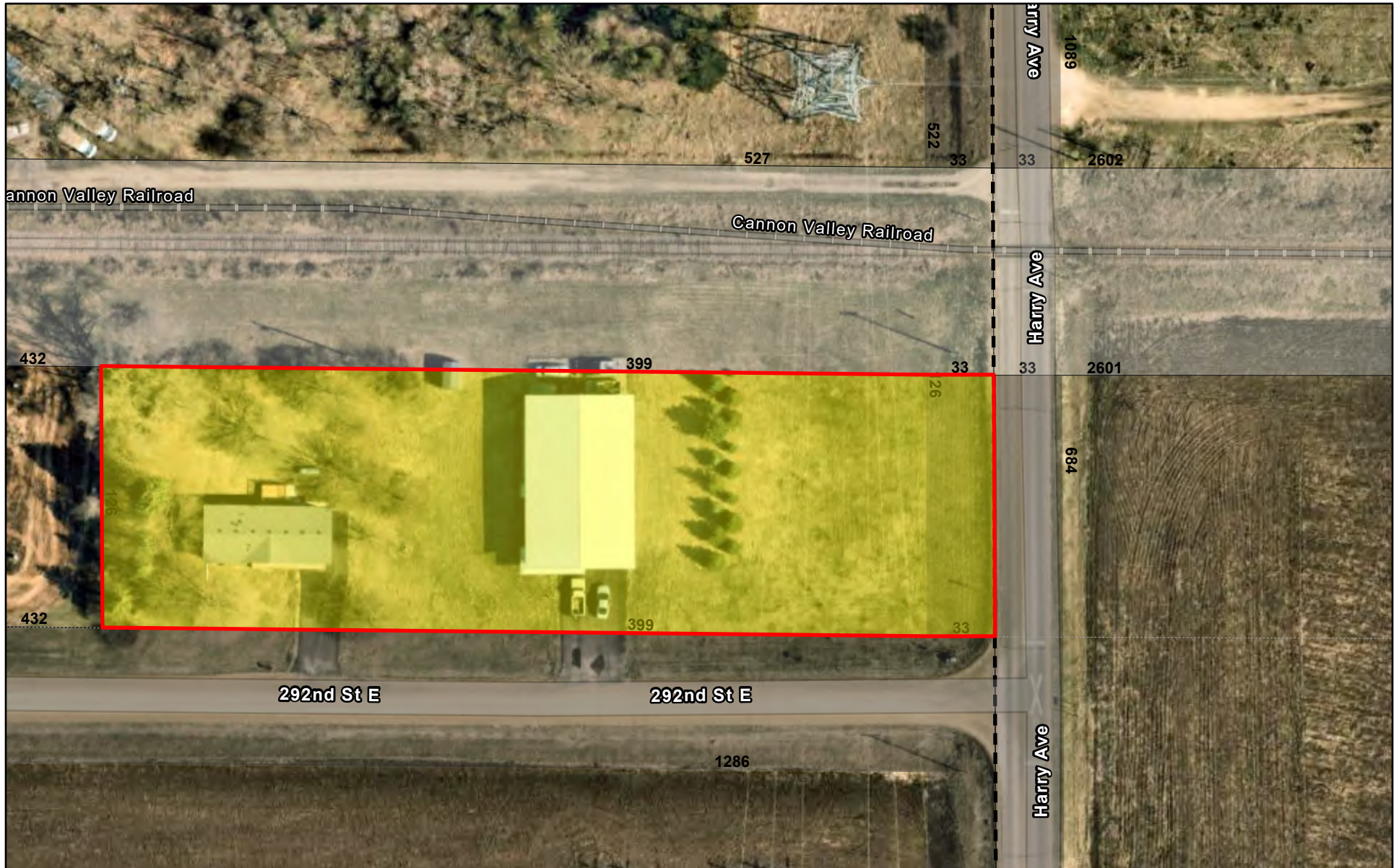
Assessor Valuation		
	Taxable	Estimated
2026 Land Values (payable 2027)	\$89,403.00	\$93,800.00
2026 Building Values (payable 2027)*	\$234,756.00	\$246,300.00
2026 Total Values (payable 2027)*	\$324,159.00	\$340,100.00
2025 Total Values (payable 2026)*	\$320,562.00	\$336,800.00

Property Tax Information		
Net Tax (payable 2026)	Special Assessments (2026)	Total Tax & Assessments (2026)
\$1,738.00	\$0.00	\$1,738.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: data is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Property Map



5/28/2026, 2:06:34 PM

PLS Lines

Section Line

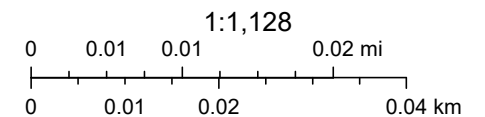
Sixteenth Line

Sections

Parcels

Dedicated Right of Way

Right of Way Easement



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Dakota County, Microsoft, Vantor

Copyright 2018, Dakota County

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one.



Dakota County Treasurer-Auditor
1590 Highway 55
Hastings MN 55033
651-438-4576

2026 Property Tax Statement

Date Ran: 5/28/2026

DISCLAIMER:

Dakota County provides this data only as a service and does not guarantee the accuracy

PROPERTY ID: 31-01100-01-018

VALUES AND CLASSIFICATION

TAXPAYER: MARK A TSTE DEZELAR
8215 292ND ST E
RANDOLPH MN 55065

	Payable 2025	Payable 2026
Estimated Market Value:	321,600	336,800
Homestead Exclusion:	17,606	16,238
Taxable Market Value:	303,994	320,562
New Imp/Expired Excl:	0	0
Property Class:	RESD HSTD	RESD HSTD

TAX DESCRIPTION: SECTION 11 TWN 112 RANGE 18
11 112 18

1. Use this amount on Form M1PR to see if you're eligible for a property tax refund. File by August 15. ☐ \$1,738.00

If this box is checked, you owe delinquent taxes and are not eligible.

2. Use this amount for the special property tax refund on schedule 1 on Form M1PR. \$1,692.00

Property Tax and Credits

3. Property taxes before credits	\$1,692.00	\$1,738.00
4. Credits that reduce property taxes		
A. Agricultural and Rural Credits	\$0.00	\$0.00
B. Other Credits	\$0.00	\$0.00
5. Property taxes after credits	\$1,692.00	\$1,738.00

Property Tax by Jurisdiction

6. County:	A. Dakota County Levy	\$607.18	\$674.14
	B. Regional Transit Rail	\$0.00	\$0.00
7. City or Town:	RANDOLPH TWSP	\$180.00	\$182.86
8. State General Tax:		\$0.00	\$0.00
9. School District: 195			
	A. Voter Approved Levies	\$240.80	\$75.56
	B. Other Local Levies	\$596.26	\$733.06
10. Special Taxing Districts			
	A. Metropolitan Special Taxing Districts	\$26.42	\$29.68
	B. Other Special Taxing Districts	\$41.34	\$42.70
	C. Tax Increment	\$0.00	\$0.00
	D. Fiscal Disparity	\$0.00	\$0.00
11. Non-school voter approved referenda levies		\$0.00	\$0.00
12. Total property tax before special assessments		\$1,692.00	\$1,738.00

13. Special Assessments

Principal:	(Total)	\$0.00
Interest:	\$0.00	\$0.00

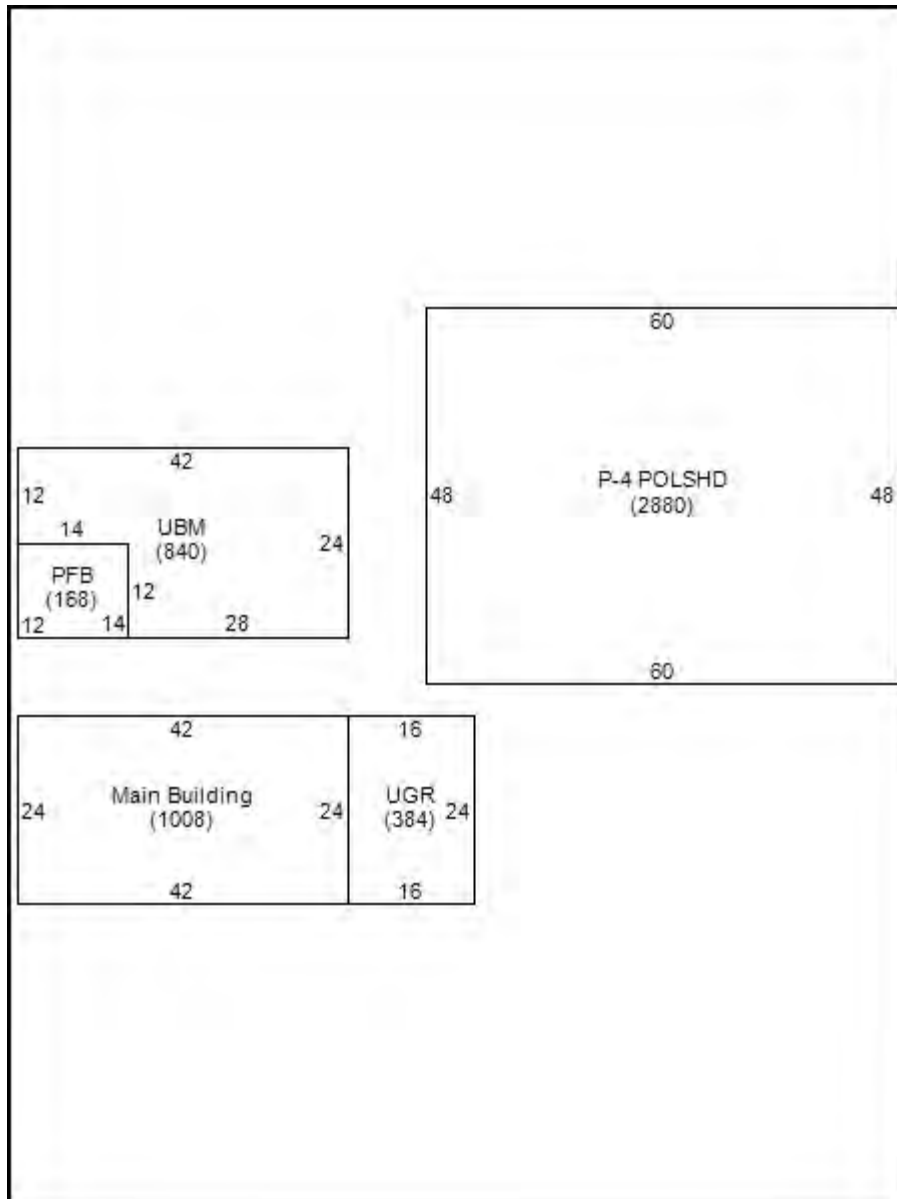
14. Your Total Property Tax and Special Assessments **\$1,692.00** **\$1,738.00**

DO NOT USE THIS STATEMENT FOR TAX PAYMENTS

If the Line 1 box is checked, contact our Property Information Center at 651-438-4576 for delinquent tax amounts

Go Paperless

View the tax stub

Card 1 of 1 Cards - [Next](#)

Code	Description	Area	Living Area
MAIN	1 STORY (BAS)	1008.00	1008.00
PFB	PTFIN BSMT	168.00	168.00
UBM	UNF BASMT	840.00	0.00
UGR	UNF GARAGE	384.00	0.00
1704	P-4 POLESHED	2880.00	0.00

Disclaimer: This information is believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be



3301 N.W. 55TH ST., FT. LAUDERDALE, FL 33309
888-854-0477

PREPARED FOR:

TEST ADDRESS: 8215 292ND STREET E RANDOLPH, MN 55065

CERTIFICATE OF MOLD ANALYSIS

PREPARED FOR

[REDACTED]

[REDACTED]

[REDACTED]

TEST LOCATION:

TRUST POINT LA CRROSSE

8215 292ND STREET E

RANDOLPH, MN 55065

CHAIN OF CUSTODY # 53085498

COLLECTED: THU DECEMBER 04, 2025

RECEIVED: FRI DECEMBER 05, 2025

REPORTED: FRI DECEMBER 05, 2025



APPROVED BY:

John D. Shane

John D. Shane PhD
Laboratory Manager

VERSION: 1.0 (A VERSION NUMBER GREATER THAN ONE (1) INDICATES THAT THE DATA IN THIS REPORT HAS BEEN AMENDED)

EPA regulations or standards for airborne or surface mold concentrations have not been established. There are also no EPA regulations or standards for evaluating health effects due to mold exposure. Information about mold can be found at www.epa.gov/mold.

All samples were received in an acceptable condition for analysis unless noted specifically in the Comments section under a particular sample. All results relate only to the samples submitted for analysis and apply to the samples as received by the laboratory. Volumes, flowrates, areas or other information are supplied by the customer. This information can affect the validity of the results. Results have not been adjusted for field or laboratory blank(s) unless otherwise noted. PriorityLab bears no responsibility for sample collection activities or analytical method limitations. No warranty is either express or implied and PriorityLab assumes no responsibility or liability for errors in public information utilized, statements from sources other than PriorityLab, or developments resulting from situations outside the scope of this analysis, nor for the purpose for which the client uses the analysis. The determinations in this report are outside the scope of the AIHA LAP, LLC scope of accreditation. PriorityLab is not accredited by AIHA for culturable fungi. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. PriorityLab liability is limited to the cost of the sample analysis and may not exceed the amount of the fee paid by the client.

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3301 N.W. 55TH ST., FT. LAUDERDALE, FL 33309
888-854-0477

PREPARED FOR:

TEST ADDRESS: 8215 292ND STREET E RANDOLPH, MN 55065

Detailed Mold Analysis (WATER-INDICATING FUNGI, IF PRESENT, ARE SHOWN BELOW IN RED)

Analysis Method	Air Analysis - MB-009	Air Analysis - MB-009	Air Analysis - MB-009	Intentionally Blank
Lab Sample #	53085498-1	53085498-2	53085498-3	
Sample Identification	25358839	25342247	25342111	
Sample Location	OUTSIDE	MAIN LEVEL KITCHEN	BASEMENT	
Sample Type / Metric	Breeze ST/75L	Breeze ST/75L	Breeze ST/75L	
Analysis Date	Fri December 05, 2025	Fri December 05, 2025	Fri December 05, 2025	
Determination	CONTROL	PROBLEM	NORMAL	

Fungal Types Identified	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total	
*INDOOR PROBLEM FUNGI										
Penicillium/Aspergillus	---	---	---	2,380	31,654	99	---	---	---	
**Non-Problem Fungi										
Basidiospores	4	53	100	5	67	<1	1	13	100	
Epicoccum	---	---	---	1	13	<1	---	---	---	
Total Spore Count [#]	4	53	100	2,400	32,000	100	1	13	100	
Minimum Detection Limit	14			14			14			
Comments/Definitions Raw Count: Actual number of spores observed and counted. Spores/m³: Spores per cubic meter. % of Total: Percentage of a particular spore in relation to total number of spores. Present = growth observed. ---: Spore type was not observed. * : Indicates to look above at the names in red under "indoor problem fungi".	CONTROL samples are normally taken outside a building to provide a baseline from which samples on the interior of the building are compared. Outside air is considered normal whatever the mold counts may be. The LIGHT DEBRIS present in the sample likely had no effect on the accuracy of the mold count.			Mold concentrations in the air are ABNORMAL and based on the mold counts, you likely have a mold source from which spores are able to become airborne and are an exposure concern to the occupants. The LIGHT DEBRIS present in the sample likely had no effect on the accuracy of the mold count.			Mold counts are within a NORMAL RANGE and there is no indication, based on the mold counts, that there is any exposure concern to the occupants. The LIGHT DEBRIS present in the sample likely had no effect on the accuracy of the mold count.			INTENTIONALLY BLANK

* **Indoor Problem Fungi** are generally capable of growing on wetted building materials.

** **Non-Problem Fungi** are less capable or do not grow on wetted building materials. They are commonly found in the air outside and infiltrate into indoor air naturally.

High numbers of any one of these spore types as compared to the Control sample may indicate that they are growing on wetted building materials indoors.

Spore types not listed in this report were not observed.

Background debris estimates the amount of non-spore particles. Increasing amount of debris will affect the accuracy of the spore counts. Total percent may not equal 100% due to rounding.

[#]Total Spore Counts are reported to 2 significant figures.

PREPARED FOR: [REDACTED]**TEST ADDRESS:** 8215 292ND STREET E RANDOLPH, MN 55065

Introduction

All spores found in indoor air are also normally found in outdoor air because most originate or live in the soil and on dead or decaying plants. Therefore, it is not unusual to find mold spores in indoor air. This Mold Glossary is only intended to provide general information about the mold found in the samples that were provided to the laboratory.

Basidiospores

Outdoor Habitat: These are mushroom spores and are common everywhere outside, especially in the late summer and fall.

Indoor Habitat: Sometimes mushrooms can be observed growing in potted plants indoors.

Allergy Potential: Rarely reported, but some Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis) has been reported.

Disease Potential: None known

Toxin Potential: None known

Comments: Mushroom spores are commonly found indoors, especially when the outdoor spore count is high. When spores of this group are derived from wood rotting fungi, including dry rot (*Serpula* and *Poria*), they can be especially destructive to buildings. When spores from destructive types of mushrooms (dry and wet rot group) are observed in the sample they are listed under their own names on the report.

Epicoccum

Outdoor Habitat: *Epicoccum* is a widespread cosmopolitan that grows on dead or decaying organic matter, wood, textiles, paper, a variety of foods, insects and human skin. It is commonly found in the soil. *Epicoccum* spores are more prevalent on dry, windy days, with higher counts late in the day.

Indoor Habitat: Capable of growing on a wide variety of substrates and manufactured products found indoors when wetted such as gypsum board, floors, carpets, mattress dust, and house plants.

Allergy Potential: Type I (hay fever, asthma)

Disease Potential: None known

Toxin Potential: None known

Comments: Very common in outdoor air in the summer months, especially in the midwest USA during harvest times.

PREPARED FOR: [REDACTED]**TEST ADDRESS:** 8215 292ND STREET E RANDOLPH, MN 55065***Penicillium/Aspergillus***

Outdoor Habitat: Soil and decaying vegetation, textiles, fruits. These spores are commonly observed and are a normal part of outside air.

Indoor Habitat: Wetted wood and gypsum wallboard paper, textiles, leather, able to grow on many types of substrates.

Allergy Potential: Type I (hay fever, asthma), Type III (hypersensitivity pneumonitis)

Disease Potential: Opportunistic pathogen in immunocompromised persons, not normally a pathogen in healthy individuals.

Toxin Potential: Several known

Comments: Extremely common in indoor air in low to moderate amounts as compared to the outside air. This type of spore should not be present in very high numbers as compared to the outside (control) nor constitute an overwhelming percentage (e.g., 90% or greater) of the total spores in that room(s). However, this type of mold spore is not always detected in outside air and when diversity of mold types are low in the indoor sample(s), their percentage can be 90% or more. Therefore, when the raw numbers are low the determination would be NORMAL even if the percentage is high.

There is a wide range of what is a NORMAL amount of this type of mold spores in indoor air and 200 - 700 spores per cubic meter are commonly seen in homes.

These two genera are grouped together because they cannot be reliably differentiated into their respective genera based solely on spore morphology.



6330 E 75TH ST. UNIT 328, INDIANAPOLIS, IN 46250
888-854-0477

PREPARED FOR: SERVPRO OF ROCHESTER

TEST ADDRESS: 8215 292ND AVE. E RANDOLPH, MN 55065

CERTIFICATE OF MOLD ANALYSIS

PREPARED FOR

SERVPRO OF ROCHESTER

PHONE NUMBER: (507) 286-9170

EMAIL: MSTAHLER@SERVPRO11710.COM

TEST LOCATION:

TRUST POINT DEZELAR

8215 292ND AVE. E

RANDOLPH, MN 55065

CHAIN OF CUSTODY # 53114974

COLLECTED: MON FEBRUARY 09, 2026

RECEIVED: TUE FEBRUARY 10, 2026

REPORTED: TUE FEBRUARY 10, 2026



APPROVED BY:

John D. Shane PhD
Laboratory Manager

VERSION: 1.0 (A VERSION NUMBER GREATER THAN ONE (1) INDICATES THAT THE DATA IN THIS REPORT HAS BEEN AMENDED)

EPA regulations or standards for airborne or surface mold concentrations have not been established. There are also no EPA regulations or standards for evaluating health effects due to mold exposure. Information about mold can be found at www.epa.gov/mold.

All samples were received in an acceptable condition for analysis unless noted specifically in the Comments section under a particular sample. All results relate only to the samples submitted for analysis and apply to the samples as received by the laboratory. Volumes, flowrates, areas or other information are supplied by the customer. This information can affect the validity of the results. Results have not been adjusted for field or laboratory blank(s) unless otherwise noted. PriorityLab bears no responsibility for sample collection activities or analytical method limitations. No warranty is either express or implied and PriorityLab assumes no responsibility or liability for errors in public information utilized, statements from sources other than PriorityLab, or developments resulting from situations outside the scope of this analysis, nor for the purpose for which the client uses the analysis. The determinations in this report are outside the scope of the AIHA LAP, LLC scope of accreditation. PriorityLab is not accredited by AIHA for culturable fungi. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. PriorityLab liability is limited to the cost of the sample analysis and may not exceed the amount of the fee paid by the client.

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Detailed Mold Analysis (WATER-INDICATING FUNGI, IF PRESENT, ARE SHOWN BELOW IN RED)

Analysis Method	Air Analysis - IN-009	Air Analysis - IN-009	Air Analysis - IN-009	Intentionally Blank
Lab Sample #	53114974-1	53114974-2	53114974-3	
Sample Identification	25358941	25342094	25342366	
Sample Location	BASEMENT	KITCHEN	OUTSIDE	
Sample Type / Metric	Breeze ST/75L	Breeze ST/75L	Breeze ST/75L	
Analysis Date	Tue February 10, 2026	Tue February 10, 2026	Tue February 10, 2026	
Determination	NORMAL	NORMAL	CONTROL	

Fungal Types Identified	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total	Raw Count	Spores / m ³	% of Total	
**Non-Problem Fungi										
Basidiospores	2	27	40	1	13	24	4	53	22	
Cladosporium	3	40	59	2	27	50	6	80	33	
Nigrospora	---	---	---	---	---	---	1	13	5	
Penicillium/Aspergillus	---	---	---	---	---	---	5	67	27	
Smut/Myxomycetes	---	---	---	1	13	24	2	27	11	
Total Spore Count*	5	67	100	4	53	100	18	240	100	
Minimum Detection Limit	14			14			14			
Comments/Definitions Raw Count: Actual number of spores observed and counted. Spores/m ³ : Spores per cubic meter. % of Total: Percentage of a particular spore in relation to total number of spores. Present = growth observed. ---: Spore type was not observed. * : Indicates to look above at the names in red under "indoor problem fungi".	Mold counts are within a NORMAL RANGE and there is no indication, based on the mold counts, that there is any exposure concern to the occupants. The LIGHT DEBRIS present in the sample likely had no effect on the accuracy of the mold count.			Mold counts are within a NORMAL RANGE and there is no indication, based on the mold counts, that there is any exposure concern to the occupants. The LIGHT DEBRIS present in the sample likely had no effect on the accuracy of the mold count.			CONTROL samples are normally taken outside a building to provide a baseline from which samples on the interior of the building are compared. Outside air is considered normal whatever the mold counts may be. LIGHT DEBRIS: The debris present in the sample likely had no effect on the accuracy of the mold count.			INTENTIONALLY BLANK

** Non-Problem Fungi are less capable or do not grow on wetted building materials. They are commonly found in the air outside and infiltrate into indoor air naturally.

High numbers of any one of these spore types as compared to the Control sample may indicate that they are growing on wetted building materials indoors.

Spore types not listed in this report were not observed.

Background debris estimates the amount of non-spore particles. Increasing amount of debris will affect the accuracy of the spore counts. Total percent may not equal 100% due to rounding.

*Total Spore Counts are reported to 2 significant figures.

PREPARED FOR: SERVPRO OF ROCHESTER**TEST ADDRESS:** 8215 292ND AVE. E RANDOLPH, MN 55065

Introduction

All spores found in indoor air are also normally found in outdoor air because most originate or live in the soil and on dead or decaying plants. Therefore, it is not unusual to find mold spores in indoor air. This Mold Glossary is only intended to provide general information about the mold found in the samples that were provided to the laboratory.

Basidiospores

Outdoor Habitat: These are mushroom spores and are common everywhere outside, especially in the late summer and fall.

Indoor Habitat: Sometimes mushrooms can be observed growing in potted plants indoors.

Allergy Potential: Rarely reported, but some Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis) has been reported.

Disease Potential: None known

Toxin Potential: None known

Comments: Mushroom spores are commonly found indoors, especially when the outdoor spore count is high. When spores of this group are derived from wood rotting fungi, including dry rot (*Serpula* and *Poria*), they can be especially destructive to buildings. When spores from destructive types of mushrooms (dry and wet rot group) are observed in the sample they are listed under their own names on the report.

PREPARED FOR: SERVPRO OF ROCHESTER**TEST ADDRESS:** 8215 292ND AVE. E RANDOLPH, MN 55065***Cladosporium***

Outdoor Habitat: Cladosporium is one of the most common environmental fungi observed worldwide and is widely reported from soil and decaying vegetation.

Cladosporium herbarum and C. cladosporioides are among the most frequently encountered species, both in outdoor and indoor environments.

Indoor Habitat: Wetted wood and gypsum wallboard paper, paper products, textiles, rubber, window sills. Cladosporium has the ability to grow at low temperatures and can thus, grow on rubber gaskets and food in refrigerators.

Allergy Potential: Type I (hay fever, asthma) - an important and common outdoor allergen

Disease Potential: Opportunistic pathogen in immunocompromised persons, not normally a pathogen in healthy individuals. Cladosporium are some of the most common species reported as indoor contaminants, occasionally linked to health problems.

Toxin Potential: Cladosporium has two known toxins (cladosporin and emodin). These toxins are not known to be highly toxic. There is no evidence in the literature of toxic effects associated to inhalation of Cladosporium conidia (spores) indoors.

Comments: The most commonly reported spore in the outdoor air worldwide. This makes Cladosporium one of the most commonly reported and abundant spore types both indoors and outdoors. The prevalence of this spore can vary throughout the year, but is especially high in late summer and autumn, especially where cereal crops are commonly planted.

An important and common allergen source.

Nigrospora

Outdoor Habitat: Soil and decaying vegetation

Indoor Habitat: Can grow on wetted wood and gypsum wallboard paper

Allergy Potential: Type I (hay fever, asthma)

Disease Potential: None known

Toxin Potential: None known

Comments: Rarely observed growing indoors, but is often found in the indoor air in small amounts because this spore type is frequently found in outdoor air.

PREPARED FOR: SERVPRO OF ROCHESTER**TEST ADDRESS:** 8215 292ND AVE. E RANDOLPH, MN 55065***Penicillium/Aspergillus***

Outdoor Habitat: Soil and decaying vegetation, textiles, fruits. These spores are commonly observed and are a normal part of outside air.

Indoor Habitat: Wetted wood and gypsum wallboard paper, textiles, leather, able to grow on many types of substrates.

Allergy Potential: Type I (hay fever, asthma), Type III (hypersensitivity pneumonitis)

Disease Potential: Opportunistic pathogen in immunocompromised persons, not normally a pathogen in healthy individuals.

Toxin Potential: Several known

Comments: Extremely common in indoor air in low to moderate amounts as compared to the outside air. This type of spore should not be present in very high numbers as compared to the outside (control) nor constitute an overwhelming percentage (e.g., 90% or greater) of the total spores in that room(s). However, this type of mold spore is not always detected in outside air and when diversity of mold types are low in the indoor sample(s), their percentage can be 90% or more. Therefore, when the raw numbers are low the determination would be NORMAL even if the percentage is high.

There is a wide range of what is a NORMAL amount of this type of mold spores in indoor air and 200 - 700 spores per cubic meter are commonly seen in homes.

These two genera are grouped together because they cannot be reliably differentiated into their respective genera based solely on spore morphology.

PREPARED FOR: SERVPRO OF ROCHESTER**TEST ADDRESS:** 8215 292ND AVE. E RANDOLPH, MN 55065***Smut/Myxomycetes*****Outdoor Habitat:** Soil and decaying vegetation and wood, especially dead stumps and bark**Indoor Habitat:** Not normally known to grow indoors. However the Myxomycetes can sometimes be found on firewood inside the home and especially on wood paneling. Sometimes known to grow on wood framing inside walls, ceilings and woodwork in closets.**Allergy Potential:** Type I (hay fever, asthma), rare**Disease Potential:** None known**Toxin Potential:** None known**Comments:** These two groups are difficult to distinguish due to their "round and brown" morphology. Smuts are especially common in the outside environment and can be seen in indoor air samples even during the winter in homes because the spores enter homes. These spores can be recycled through the indoor environment all year in small amounts.

A large number of these types of spores indoors can mean that there are fruiting bodies inside the home due to excessive water, usually on a wood surface(s).
