

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

For use in North Dakota only

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1 ADDRESS 7750 Star Ln, Bismarck, ND 58503 PAGE 1

2 Seller authorizes Brokers or Salespersons to provide the following information to prospective Buyer. This is not a warranty or guarantee
3 of any kind by Seller or any Licensee representing any parties and is not a substitute for inspections or warranties the parties may wish to
4 obtain. Information presented in this form is not intended to be part of any contract between Buyer and Seller.

- 5 SELLER:
6 • You are to personally complete this form.
7 • Please answer all line items, even if your answer is "unknown".
8 • If more space is needed, place additional comments on Page 9 and include the line number you are referencing.

- 9 BUYER:
10 • You are encouraged to thoroughly inspect the property personally or have it inspected by a third party and to inquire about
11 any specific areas of concern.

- 12 SELLER & BUYER:
13 • THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE AND PERTAINS
14 TO THE DURATION OF SELLER'S OWNERSHIP.
15 • The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
16 • Please initial by any changed answers or mistakes made on this form.

17 GENERAL INFORMATION:
18 Date you purchased/built (acquired) the home? 02/12/20
19 Was the structure moved to this site? [X]no [ ]yes [ ]unknown If yes, when?
20 Type of title evidence [ ]abstract [ ]registered (Torrens) [X]unknown
21 Location of abstract or owners duplicate certificate of title
22 Are all structures located within the boundaries of the property? [X]yes [ ]no explain [ ]unknown
23
24 Have you occupied the home continuously in the past 12 months? [X]yes [ ]no explain
25
26 Is this property on a public or private road? [X]public [ ]private explain [ ]public - no maintenance explain
27
28 Is the home suitable for year round use? [X]yes [ ]no explain
29
30 Have you ever collected insurance claims on the property? (other than flood) [X]no [ ]yes explain
31 (For flood insurance claims, see page 7, line 265)
32
33 If yes, were all repairs made? [ ]yes explain [X]no explain
34
35 Has the structure(s) been altered (e.g. additions, changes to load bearing walls)? [X]no [ ]yes explain
36 What was done, when and by whom (owner/contractor)
37
38 Has remodeling, plumbing, electrical or other work been done on the property? [X]no [ ]yes explain
39
40 Permit required? [ ]yes [X]no Permit obtained? [ ]yes [X]no explain
41
42 Was the work approved by the appropriate government inspector(s), if required? [ ]yes [X]no explain [ ]n/a
43 Labrador Retriever
44 Do you currently have or have you previously had pets? [ ]no [X]yes explain
45

46 INITIAL(S): SELLER [Signature] DATE BUYER DATE
47 SELLER [Signature] DATE BUYER DATE



48 ADDRESS 1700 State Ln, Bismarck, ND 58503

49 **PROPERTY DETAILS / CONDITIONS:**

50 **Roof, siding, walls, ceilings, floors, basement, crawlspace, slab, sidewalks, driveway, garage(s), shed(s), outbuilding(s) etc.:**

51 What is the age of the roofing material on the home? 4 years  unknown

52 What is the age of the roofing material on the garage/outbuildings etc.? 4 years  unknown

53 Siding/exterior type:  vinyl  metal  wood  stucco  brick  rock  shingle shake  other LP

54 What is the age of the siding material? 4 years  unknown

55 Insulation added during your ownership?  attic  ceiling  walls  floors Date \_\_\_\_\_ Type \_\_\_\_\_

56 Foundation type:  slab  crawl space  poured  block  wood  brick  combination  other \_\_\_\_\_

57 **Is/Are there any past or present: (check all that apply and explain amount, frequency, location, repairs, and/or corrections):**

58  Damaged siding \_\_\_\_\_

59  Damaged rain gutters \_\_\_\_\_

60  Damaged downspouts \_\_\_\_\_

61  Damage to the roof or shingle: \_\_\_\_\_

62  Past/present roof leaks \_\_\_\_\_

63  Repairs/replacements to the roof or shingles \_\_\_\_\_

64  Interior damage from condensation/ice build-up \_\_\_\_\_

65  Damaged floor covering \_\_\_\_\_

66  Flooring or floor covering repaired or replaced due to damage \_\_\_\_\_

67  Dry rot \_\_\_\_\_

68  Interior or exterior damage from any cause \_\_\_\_\_

69  Damage from fire, smoke, wind, flood, hail, snow, broken water line, or disaster \_\_\_\_\_

70  Cracks in the sidewalks, patio, retaining walls, or other outside hard surfaced areas \_\_\_\_\_

71  Cracked floors/walls \_\_\_\_\_

72  Bulging floors/walls \_\_\_\_\_

73  Visible foundation movemen \_\_\_\_\_

74  Flooding: (If checked, note details on flood disclosure page 7) \_\_\_\_\_

75  Leakage/seepage/dampness (other than flooding) \_\_\_\_\_

76 \_\_\_\_\_

77  Wet floors/walls (other than flooding) \_\_\_\_\_

78 \_\_\_\_\_

79  Sewer backup (other than flooding) \_\_\_\_\_

80 \_\_\_\_\_

81  Sewer blockage \_\_\_\_\_

82  Sewer line service \_\_\_\_\_ Date of last service Jun 4, 2024 How often \_\_\_\_\_

83  Clogged drains \_\_\_\_\_

84 INITIAL(S): SELLER EH DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

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\*\*\*SELLER: PLEASE MAKE SURE TO CHECK ALL LINE ITEMS\*\*\*

87  
88 YES: Means item is in working order.  
89 NO: Means item is not in working order.  
90 N/A: Means the item is not physically located on the property or Seller is unaware item exists on the property.  
91 Answers below do not guarantee item is included or not included in sale. See purchase agreement for inclusions/exclusions.

92 yes no n/a Air conditioning central wall window ductless AC unit \_\_\_\_\_  
93 Date of last AC service \_\_\_\_\_

94 yes no n/a Bathroom vent/exhaust fan(s) \_\_\_\_\_  
95 yes no n/a Bathroom jetted tub/whirlpool \_\_\_\_\_

96 yes no n/a Carbon monoxide detector(s) \_\_\_\_\_  
97 yes no n/a Ceiling fan(s) \_\_\_\_\_  
98 yes no n/a Central vacuum \_\_\_\_\_

99 yes no n/a Dishwasher \_\_\_\_\_  
100 yes no n/a Doors \_\_\_\_\_  
101 All available? yes no \_\_\_\_\_  
102 Any damaged? yes no \_\_\_\_\_

103 yes no n/a Doorbell(s) \_\_\_\_\_  
104 yes no n/a Drain tile system(s) \_\_\_\_\_  
105 yes no n/a Dryer (clothes) \_\_\_\_\_

106 yes no n/a Electric attic fan \_\_\_\_\_  
107 yes no n/a Electrical systems \_\_\_\_\_  
108 yes no n/a Electronic air purifier \_\_\_\_\_

109 yes no n/a Exhaust fans/systems (other than kitchen/bath) \_\_\_\_\_  
110 yes no n/a Exterior locks \_\_\_\_\_  
111 Keys for each lock? yes no \_\_\_\_\_

112 yes no n/a Fireplace/heating stove gas electric wood other \_\_\_\_\_  
113 yes no n/a Fireplace chimney/flue component \_\_\_\_\_  
114 Date of last FP/chimney cleaning \_\_\_\_\_

115 yes no n/a Fireplace remote control(s) How many? \_\_\_\_\_  
116 yes no n/a Fireplace fan \_\_\_\_\_

117 yes no n/a Fire sprinkler system \_\_\_\_\_  
118 yes no n/a Freezer (free standing) \_\_\_\_\_  
119 yes no n/a Fuel tanks owned rented \_\_\_\_\_  
120 (Type of fuel in tank) oil propane gas other \_\_\_\_\_

121 yes no n/a Furnace humidifier \_\_\_\_\_  
122 yes no n/a Garage door opener(s) How Many?2 \_\_\_\_\_

123 yes no n/a Garage door opener remote(s) How many? \_\_\_\_\_  
124 yes no n/a Garage door auto reverse \_\_\_\_\_

125 yes no n/a Garage floor drain \_\_\_\_\_  
126 yes no n/a Garbage disposal \_\_\_\_\_

127 yes no n/a Heat exchanger \_\_\_\_\_  
128 yes no n/a Heat pump \_\_\_\_\_  
129 yes no n/a Heating system- primary What type? \_\_\_\_\_

130 INITIAL(S): SELLER MH DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

131 SELLER EH DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_



133 yes no n/a Heating system- supplemental What type? \_\_\_\_\_

134 \_\_\_\_\_ Date of last heating system(s) service \_\_\_\_\_

135 yes no n/a Hot tub \_\_\_\_\_

136 yes no n/a Intercom \_\_\_\_\_

137 yes no n/a Kitchen cooktop gas electric other \_\_\_\_\_

138 yes no n/a Kitchen wall oven gas electric other \_\_\_\_\_

139 yes no n/a Kitchen range (burners/oven) gas electric other \_\_\_\_\_

140 yes no n/a Kitchen exhaust fan \_\_\_\_\_

141 yes no n/a Lawn sprinkler/irrigation system \_\_\_\_\_

142 yes no n/a Microwave Convection/microwave combo \_\_\_\_\_

143 yes no n/a Plumbing fixtures/mechanisms \_\_\_\_\_

144 yes no n/a Plumbing systems \_\_\_\_\_

145 yes no n/a Pool and equipment \_\_\_\_\_

146 yes no n/a Radon mitigation system \_\_\_\_\_

147 yes no n/a Refrigerator/freezer \_\_\_\_\_

148 \_\_\_\_\_ Is the water and/or ice maker working properly? yes no n/a \_\_\_\_\_

149 yes no n/a Sauna/steam shower \_\_\_\_\_

150 yes no n/a Security system owned rented monthly \$35 monitoring fee \_\_\_\_\_

151 yes no n/a Sewer backup valve automatic manual \_\_\_\_\_

152 yes no n/a Skylights \_\_\_\_\_

153 \_\_\_\_\_ Showing signs of damage (i.e. leaking/condensation)? yes no \_\_\_\_\_

154 yes no n/a Smoke detectors (not hardwired) \_\_\_\_\_

155 yes no n/a Smoke detectors (hardwired) \_\_\_\_\_

156 yes no n/a Solar collectors \_\_\_\_\_

157 yes no n/a Sump pump How many? 1 \_\_\_\_\_

158 yes no n/a Sump pump backup \_\_\_\_\_

159 yes no n/a TV cable wiring system \_\_\_\_\_

160 yes no n/a TV satellite dish \_\_\_\_\_

161 yes no n/a Trash compactor \_\_\_\_\_

162 yes no n/a Washer (clothes) \_\_\_\_\_

163 yes no n/a Water heater gas electric other \_\_\_\_\_

164 yes no n/a Water softener owned rented \_\_\_\_\_

165 yes no n/a Water purifier (or osmosis system) owned rented \_\_\_\_\_

166 yes no n/a Windows \_\_\_\_\_

167 \_\_\_\_\_ Any damaged windows (incl. broken glass/seals/frames etc)? yes no \_\_\_\_\_

168 yes no n/a Window screens \_\_\_\_\_

169 \_\_\_\_\_ All available? yes no \_\_\_\_\_

170 \_\_\_\_\_ Any damaged? yes no \_\_\_\_\_

171 yes no n/a Window storms (unattached/removable) \_\_\_\_\_

172 \_\_\_\_\_ All available? yes no \_\_\_\_\_

173 \_\_\_\_\_ Any damaged? yes no \_\_\_\_\_

174 yes no n/a Window blinds/including patio \_\_\_\_\_

175 yes no n/a Window treatments (curtains/draperies) \_\_\_\_\_

176 INITIAL(S): SELLER MI \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

177 SELLER EH \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_



179 yes no n/a Window mechanisms/hardware (rods/pulls) \_\_\_\_\_

180 yes no n/a Wired sound system \_\_\_\_\_

181 yes no n/a Wireless systems connected via internet protocol ("IP") (not incl personal property) such as  
 182 wireless security systems, thermostats, door locks, etc. \_\_\_\_\_

183 OTHER: \_\_\_\_\_

184 \_\_\_\_\_

185 \_\_\_\_\_

186 \_\_\_\_\_

187 \_\_\_\_\_

188 **Is/Are there any of the following? (check all that apply and explain – attach documentation if available):**

189  Covenants \_\_\_\_\_

190  Deed restrictions \_\_\_\_\_

191  Encroachments \_\_\_\_\_

192  Easements \_\_\_\_\_

193  Reservations \_\_\_\_\_

194  Zoning infractions \_\_\_\_\_

195  Right of first refusal \_\_\_\_\_

196  Existing lease \_\_\_\_\_

197  Shared features (walls/fences/driveways) \_\_\_\_\_

198  Non-conforming uses \_\_\_\_\_

199  Homeowner's association \_\_\_\_\_ \$ \_\_\_\_\_ per \_\_\_\_\_

200  Life estate \_\_\_\_\_

201  Violations of setback requirements \_\_\_\_\_

202  Notice from any assessing authority of a new improvement project, the cost which may be assessed against the property

203 \_\_\_\_\_

204 **ROUGH-INS FOR FUTURE AMENITIES:**

205 **Are you aware of any existing rough-ins for future amenities that were added during construction or a remodel?**

206  Plumbing rough-in for future wet bar, bathroom, sprinkler system, etc.

207  Electrical rough-in for hot tub, sound system, generator, etc.

208  Heat rough-in for future gas, electric baseboard, garage heater, etc.

209  Gas rough-in for future fireplace, grill, firepit, etc.

210  Other \_\_\_\_\_

211 **If you checked any above, please provide details and location**

212 \_\_\_\_\_

213 \_\_\_\_\_

214 \_\_\_\_\_

215 \_\_\_\_\_

216 INITIAL(S): SELLER EH DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

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219 **SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE:**

220 **Check appropriate box:** Seller certifies that Seller does does not know of a subsurface sewage treatment system on or  
221 serving the above-described real property. (If **does**, see *Subsurface Sewage Treatment System Disclosure Statement*.)

222 There is a subsurface sewage treatment system on or serving the above-described real property.  
223 (See *Subsurface Sewage Treatment System Disclosure Statement*.)

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

226 **WELL DISCLOSURE STATEMENT AND CERTIFICATE:**

227 Seller certifies that Seller does does not know of one or more wells located on the property. (If **does**, see Well Disclosure  
228 Statement.)

229 Are there any wells serving the property that are not located on the property? yes no

230 If **yes**, how many properties or residences does the shared well serve? \_\_\_\_\_

231 Is there a maintenance agreement for the shared well? yes no unknown

232 If **yes**, what is the annual maintenance fee? \$ \_\_\_\_\_

233 Is there a well on or serving the property that contains contaminated water? yes no unknown

234 To your knowledge, is the property in a Special Well Construction Area? yes no

235 Additional Comments \_\_\_\_\_

236 **ENVIRONMENTAL CONCERNS:**

237 Was fill dirt brought in since you acquired the property or any time since? no yes unknown

238 If **yes**, date 5/31/2020 explain Fill dirt brought in to prepare future shop area

240 Has there been visible mold growth on the property? no yes If **yes**, explain what caused the mold, when it occurred and  
241 what action was taken to remove it and prevent it from recurring \_\_\_\_\_  
242 \_\_\_\_\_  
243 \_\_\_\_\_

245 To your knowledge, have any of the following existed or do they currently exist on the property (**check all that apply/explain**):

246  Asbestos \_\_\_\_\_

247  Insect, animal, or pest infestations \_\_\_\_\_

248  Diseased or dead/dying trees/shrubs \_\_\_\_\_

249  Hazardous wastes/substance: \_\_\_\_\_

250  Underground storage tanks \_\_\_\_\_

251  Drainage/standing water issues \_\_\_\_\_

252  Illicit drug production/sales \_\_\_\_\_

253  Methamphetamine production \_\_\_\_\_

254  Signs of soil expansion, contraction, or movement other than situations related to normal conditions \_\_\_\_\_

256 INITIAL(S): SELLER MH DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

257 SELLER EH DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**FLOOD DISCLOSURE: INCLUDING OVERLAND AND RIVER FLOODING**

This region experiences high water elevation flood events including overland and river flooding. This is intended to provide information to prospective Buyer concerning the effects of these events on the property.

Is the property in a designated 100 year floodplain? yes no unknown

Do you carry flood insurance? no yes If yes, is it transferrable? no yes explain part of our home owners insurance part of our home owners insurance

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

Has access to the property ever been impeded due to flood water? no yes explain

Have you ever experienced flood water on the property? no (If no, skip to line 294) yes explain

Have you ever collected a flood insurance claim on the property? no yes explain

If yes, were all insured repairs made? yes no explain

Have you ever made ANY non-insured repairs to the property as a result of flood water? no yes explain

Have buildings ever been touched or affected by flood water? no yes explain no

If yes, check all that apply: basement lower level main floor upper level second floor garage outbuildings othe

Source(s) of flood water (check all that apply): river overland seepage (through walls, floor, window wells) sump pump failure/overflow sewer back-up other Approx. depth

Have sandbags, ring dikes or other protective devices been used to protect window wells or buildings from flood water? no yes explain and include location

Has the property been located within 2 city blocks (approx. 1,000 feet) of a city community neighbor's dike erected to prevent flood water? no yes explain and include location

Have any permanent dikes been installed to protect the property from flood water? no yes explain and include location

Has flood water ever touched any of the sandbags, dikes, or other preventative devices? no yes explain

Have any other preventative measures been taken to prevent flood water (e.g. plug drains, install sump pump back-up, etc.)? no yes explain

Have you made permanent changes to the property to provide additional flood protection? no yes explain

INITIAL(S): SELLER EH DATE BUYER DATE

SELLER EH DATE BUYER DATE

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**PROPERTY TAX DISCLOSURE:**  
*Check appropriate box:* There  is  is not an exclusion from market value for home improvements on this property. Any valuation exclusion shall terminate upon sale of the property, and the property's estimated market value for property tax purposes shall increase. If a valuation exclusion exists, Buyer is encouraged to look into the resulting tax consequences.

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**Preferential property tax treatment:** Is the property subject to any preferential property tax status or any other credits affecting the property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)?  no  yes explain \_\_\_\_\_

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If yes, would these terminate upon the sale of the property?  yes  no explain \_\_\_\_\_

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**SELLER'S RADON DISCLOSURE STATEMENT**  
**Radon Warning Statement:** Homes in the area may have radon gas levels that exceed EPA standards. If you have concerns about radon, you may want to consider having the property inspected before entering into a contract to purchase or making the inspection a condition of your purchase. For additional information, visit the EPA website: [www.epa.gov/radon](http://www.epa.gov/radon)

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Has the property been tested for radon?  no  yes If yes, explain \_\_\_\_\_

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Are you aware of any radon concentrations in the property?  no  yes If yes, explain: \_\_\_\_\_

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*If yes, attach the most current records and reports pertaining to radon concentrations, mitigation or remediation. If a mitigation system has been installed, include the system description and documents.*

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**FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):** As a general rule, 26 U.S. Code § 1445 (hereinafter "FIRPTA") requires a transferee (Buyer) of a United States real property interest to withhold a tax from the proceeds of any disposition of the real property interest if the transferor (Seller) is a foreign person (any person other than a United States person), unless an exception to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the FIRPTA. **Due to the complexity of the FIRPTA, both the Buyer and the Seller are advised to seek appropriate legal and tax advice regarding FIRPTA compliance, since failure to adhere to the FIRPTA withholding rules could result in legal liability to both the Buyer and Seller and their agents or qualified substitutes.**

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Seller hereby represents and warrants that Seller  is  is not a foreign person, as defined by the FIRPTA. This representation of the Seller shall survive closing. Seller's agents and Buyer's agents, and any qualified substitute, as those terms are defined by the FIRPTA, may rely upon this representation.

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If the Seller represents that it is a foreign person, the Buyer may be subject to income tax withholding requirements, and the Buyer could be personally liable for failing to withhold a tax from the proceeds of the real estate disposition, if none of the enumerated exemptions to the FIRPTA apply to the transaction. If the Seller represents that it is a foreign person, but that one of the exemptions to the FIRPTA apply, Buyer may require Seller to provide specific documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that one of the exemptions to the FIRPTA withholding requirements applies to the transaction. If the Seller represents that it is not a foreign person, the Buyer, or its agents or qualified substitutes, may require the Seller to provide specific documentation as prescribed by the FIRPTA to verify, under penalty of perjury, that the Seller is not a foreign person. On or before closing, the Buyer and Seller agree to complete, execute and deliver any affidavit, instrument, or statement which may reasonably be required to comply with FIRPTA requirements.

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 SELLER EH DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_