

SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

For use in North Dakota only

This form approved by the Fargo-Moorhead Area Association of REALTORS® which disclaims any liability arising out of the use or misuse of this form.

1 **ADDRESS:** 204 2nd St N, Richardton, ND 58652 **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? 1997

19 Was the structure moved to this site? no yes unknown If yes, when? _____

20 Type of title evidence abstract registered (Torrens) unknown

21 Location of abstract or owners duplicate certificate of title Dickinson Abstract Company Dickinson nd 58601

22 Are all structures located within the boundaries of the property? yes no explain unknown

23 _____

24 Have you occupied the home continuously in the past 12 months? yes no explain

25 _____

26 Is this property on a public or private road? public private explain public – no maintenance explain

27 _____

28 Is the home suitable for year round use? yes no explain _____

29 _____

30 Have you ever collected insurance claims on the property? (other than flood) no yes explain

31 (For flood insurance claims, see page 7, line 265) _____

32 _____

33 If yes, were all repairs made? yes explain no explain _____

34 _____

35 Has the structure(s) been altered (e.g. additions, changes to load bearing walls)? 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? no yes explain

39 _____

40 Permit required? yes no Permit obtained? yes no explain

41 _____

42 Was the work approved by the appropriate government inspector(s), if required? yes no explain n/a

43 _____

44 Do you currently have or have you previously had pets? no yes explain

45 _____

46 **INITIAL(S):** SELLER ^{Initial} Ck DATE 10/17/2024 | 6:39 PM PDT BUYER _____ DATE _____

47 SELLER ^{Initial} Jk DATE 10/17/2024 | 1:28 PM PDT BUYER _____ DATE _____



48 ADDRESS: 204 2nd St N, Richardton, ND 58652

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? 20 years unknown

52 What is the age of the roofing material on the garage/outbuildings etc.? 20 years unknown

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

54 What is the age of the siding material? _____ 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 stacked rock

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 shingles _____

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 movement _____

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 _____ How often _____

83 Clogged drains _____

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

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 components _____

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? _____

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? Hot water. Boiler..radiators

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133 yes no n/a Heating system- supplemental What type? Hot water heat

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 _____

143 yes no n/a Plumbing fixtures/mechanisms _____

144 yes no n/a Plumbing systems typical home

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 _____

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? _____

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) 6 no old

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 Family room

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

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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) fence on north side..neighbors _____

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 _____

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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 An old well in back yard..was filled in when we purchased house

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 _____ explain _____
239 _____

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/substances _____

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 _____
255 _____

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

259 This region experiences high water elevation flood events including overland and river flooding. This is intended to provide

260 information to prospective Buyer concerning the effects of these events on the property.

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

262 Do you carry flood insurance? no yes If yes, is it transferrable? no yes explain _____

263 _____

264 *Note: Whether or not Seller currently carries flood insurance, it may be required in the future. Flood insurance premiums are increasing, and in some*

265 *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*

266 *on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after Buyer completes their*

267 *purchase.*

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

269 _____

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

271 _____

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

273 _____

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

275 _____

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

277 _____

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

279 _____

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

281 outbuildings other _____

282 Source(s) of flood water (check all that apply): river overland seepage (through walls, floor, window wells)

283 sump pump failure/overflow sewer back-up other _____ Approx. depth _____

284 Have sandbags, ring dikes or other protective devices been used to protect window wells or buildings from flood water?

285 no yes explain and include location _____

286 _____

287 Has the property been located within 2 city blocks (approx. 1,000 feet) of a city community neighbor's dike erected to

288 prevent flood water? no yes explain and include location _____

289 _____

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

291 _____

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


293 _____


294 Have any other preventative measures been taken to prevent flood water (e.g. plug drains, install sump pump back-up, etc.)?

295 no yes explain _____

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

297 _____

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301 PROPERTY TAX DISCLOSURE:

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

305 Preferential property tax treatment: Is the property subject to any preferential property tax status or any other credits affecting
306 the property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)? no yes explain
307

308 If yes, would these terminate upon the sale of the property? yes no explain
309

310 SELLER'S RADON DISCLOSURE STATEMENT

311 Radon Warning Statement: Homes in the area may have radon gas levels that exceed EPA standards. If you have concerns about
312 radon, you may want to consider having the property inspected before entering into a contract to purchase or making the inspection
313 a condition of your purchase. For additional information, visit the EPA website: www.epa.gov/radon

314 Has the property been tested for radon? no yes If yes, explain _____
315

316
317 Are you aware of any radon concentrations in the property? no yes If yes, explain: _____
318

319
320 If yes, attach the most current records and reports pertaining to radon concentrations, mitigation or remediation. If a mitigation
321 system has been installed, include the system description and documents.
322

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

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

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

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345 **FURTHER EXPLANATIONS:** On each of your responses, reference the line number that corresponds with your detailed answer.
346 If more space is needed, sign/date and attach additional page(s). _____ *additional pages are attached*

347 original woodwork throughout home except in kitchen and bathroom
348
349
350
351
352
353
354
355
356
357
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361
362
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365
366

367 **OTHER:** Is Seller aware of any material fact not otherwise referred to that could adversely and significantly affect Buyer's use or
368 enjoyment of the property? **no** **yes** *If yes, please explain in detail* _____

369
370
371
372

373 **This Disclosure Statement is not a warranty or a guarantee of any kind by Seller or Broker/Licensee representing or assisting**
374 **any party in the transaction and is not a suitable substitute for any inspections or warranties Buyer may wish to obtain. The**
375 **information disclosed is given to the best of the Seller's knowledge.**

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