

SELLER'S PROPERTY DISCLOSURE STATEMENT

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PROPERTY ADDRESS: 3052 27th Ave NE

Gilby

ND 58235

PAGE 1 of 10

North Dakota law requires a written property disclosure for the sale, exchange, or purchase of real property if:

The real property is a residential dwelling with no more than 4 units located in North Dakota being sold or exchanged by the owner.

Except as otherwise provided in an offer to purchase, before the parties sign the final agreement for the sale, exchange, or purchase of real property, the Seller shall make a written disclosure to the prospective Buyer.

The written disclosure must include all material facts the Seller is aware could adversely and significantly affect an ordinary Buyer's use and enjoyment of the property or any intended use of the property of which the Seller is aware.

If any party to the transaction is represented by a real estate salesperson or broker, the disclosure must use this written disclosure form or substantially similar form and must include latent defects, general condition, environmental issues, structural systems, and mechanical issues regarding the property.

This law does not apply to transactions for the sale, exchange, or purchase of real property made: (1) pursuant to a court order; (2) between government agencies; (3) by a mortgagor in default for a mortgagee; (4) pursuant to a foreclosure sale; (5) by a mortgagee or a beneficiary of a deed of trust acquired the real property by a foreclosure, deed in lieu of foreclosure, or collateral assignment of beneficial interest; (6) by a fiduciary administering a decedent's estate, guardianship, conservatorship, or trust; (7) between co-owners of the real property; (8) to a spouse, child, parent, sibling, grandchild, or grandparent; or (9) if the real property is newly constructed residential real property with no previous occupancy.

This form is designed to guide you, the Seller, in making the legally required disclosures and to assist you to avoid inadvertent nondisclosures of material facts as required by statute. You must disclose all material facts that are required by law, even if not specifically asked in this form.

Refer to North Dakota Century Code 47-10-02.1 for more detail on requirements of the statute.

THIS IS NOT A WARRANTY:

This is not a warranty or guarantee 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 obtain.

SELLER:

- You are to personally complete this form. Please put address on every page.
- Provide information that applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
- Please answer all line items, even if your answer is "unknown".
- Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here (new or changed) of which Seller is aware that occur up to the time of closing. Seller must disclose new or changed facts by using the **Amendment to Sellers Property Disclosure Statement or Sellers Disclosure Alternatives**.

BUYER:

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

GENERAL INFORMATION:

1. Date you purchased/built (acquired) the home? 1969
2. Was the structure moved to this site? ☒ No ☐ Yes ☐ unknown If "Yes", when? _____
3. Type of title (property ownership) evidence ☐ Abstract ☐ Title insurance ☒ unknown ☐ none
4. Location of abstract or title insurance unknown
5. Are all structures located within the boundaries of the property? ☒ Yes ☐ No ☐ unknown - (If "No" explain below)
6. Have you occupied the home continuously in the past 12 months? ☒ Yes ☐ No - (If "No" explain below)
7. Is this property on a public or private road? ☒ Public ☐ Private ☐ Public - no maintenance
8. Is there a written Road Maintenance Agreement? ☒ No ☐ Yes - (If "Yes" attach agreement)
9. Is the home suitable for year-round use? ☒ Yes ☐ No - (If "No" explain below)
10. Have you ever collected insurance claims on the property? (other than flood) (For flood insurance claims, see page 9, line 310)
11. ☐ No ☒ Yes - (If "Yes" explain below) If "Yes", were all repairs made? ☒ Yes ☐ No - (If "No" explain below)
12. Has the structure(s) been altered (e.g. additions, changes to load bearing walls)? ☒ No ☐ Yes - If "Yes" what was done, when
13. and by whom (owner/contractor). (explain below)
14. Has remodeling, plumbing, electrical or other work been done on the property? ☒ No ☐ Yes - If "Yes" what was done, when
15. and by whom (owner/contractor). (explain below)
16. Permit required? ☐ Yes ☒ No - If "Yes" was Permit obtained? ☐ N/A ☐ Yes ☐ No - (If "No" explain below)
17. Was the work approved by the appropriate government inspector(s), if required? ☒ N/A ☐ Yes ☐ No - (If "No" explain below)
18. Do you currently have pets? ☒ No ☐ Yes - If "No" have you previously had pets? ☐ No ☒ Yes - If "Yes" When? _____
19. If "Yes" indicate type and number Cats & Dogs number unknown

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

21. Line 10 reshingled on House
22. _____
23. _____
24. _____
25. _____
26. _____
27. _____
28. _____
29. _____
30. _____
31. _____
32. _____
33. _____

UTILITIES PROVIDED BY:

35. Gas: _____ Average Monthly Cost (last 12 months): _____
36. Electrical: _____ Average Monthly Cost (last 12 months): 300
37. Water: _____ Average Monthly Cost (last 12 months): 40
38. Trash Pick Up: _____ Average Monthly Cost (last 12 months): 0
39. Other: _____ Average Monthly Cost (last 12 months): _____
40. Mailbox Number: N/A Key: ☐ Yes ☒ No

Buyer Initial _____

Buyer Initial _____

41. **ASSOCIATIONS/CONDOS/TOWNHOMES/HOMEOWNERS/COOPERATIVE:**

42. Chapter 47-10 of the North Dakota Century Code requires disclosures before the sale of a condominium unit or a property subject to a homeowners' association or a condominium project.
43. Is the property part of an Association? ☒ No ☐ Yes - If "Yes" attach Association Information Checklist form

45. **PROPERTY DETAILS / CONDITIONS:**

46. Roof, siding, walls, ceilings, floors, basement, crawlspace, slab, sidewalks, driveway, garage, shed, outbuildings etc.:
47. What is the age of the roofing material on the home/attached garage? _____ years ☒ unknown
48. What is the age of the roofing material on the detached garage/outbuildings etc.? _____ years ☐ N/A ☒ unknown
49. Siding/exterior type: ☐ Vinyl ☒ Metal ☐ Wood ☐ Stucco ☐ Brick ☐ Hardboard ☐ other _____
50. Fencing: ☒ No ☐ Yes - If "Yes" Type of fence: _____
51. What is the age of the siding material on home? _____ years ☒ unknown Outbuildings? _____ years ☒ N/A ☐ unknown
52. Was insulation added during your ownership? ☒ No ☐ Yes - If "Yes" explain below where, date, and type of insulation added.
53. Foundation type: ☐ Slab ☐ Poured ☒ Block ☐ Wood ☐ Brick ☐ Combination ☐ other _____
54. **FURTHER EXPLANATIONS:** On each of your responses, reference the line number that corresponds with your detailed answer. If more space is needed, sign/date and attach additional page(s). ☐ _____ additional pages are attached

56. _____

57. _____

58. _____

59. _____

60. _____

61. _____

62. _____

63. **Is/Are there any of the following? (If "Yes" please explain – attach documentation if available):**

- | | |
|--|--|
| 64. Covenants <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) | Deed restrictions <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) |
| 65. Encroachments <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) | Easements <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – (If "Yes" explain below) |
| 66. Zoning infractions <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) | Existing lease <input type="checkbox"/> No <input type="checkbox"/> Home <input type="checkbox"/> Land <i>none</i> |
| 67. Non-conforming uses <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) | Life estate <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) |
| 68. Violations of setback requirements <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) | |
| 69. Shared features (walls/fences/driveways/roof) <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) | |
| 70. Written agreement on shared features? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – (If "Yes" explain below) | |

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

73. _____

74. _____

75. _____

76. _____

77. _____

78. _____

79. _____

80. _____

Buyer Initial _____

Buyer Initial _____

81. **IS/ARE THERE ANY PAST OR PRESENT:** (If "Yes" please explain amount, frequency, location, repairs, and/or corrections)

82. Damaged siding ☒ No ☐ Yes - (If "Yes" explain below)
83. Damaged rain gutters ☒ No ☐ Yes - (If "Yes" explain below)
84. Damaged downspouts ☒ No ☐ Yes - (If "Yes" explain below)
85. Damage to the roof or shingles ☐ No ☒ Yes - (If "Yes" explain below)
86. Past/present roof leaks ☒ No ☐ Yes - (If "Yes" explain below)
87. Repairs/replacements to the roof or shingles ☐ No ☒ Yes - (If "Yes" explain below)
88. Interior damage from condensation/ice build-up ☒ No ☐ Yes - (If "Yes" explain below)
89. Damaged flooring/floor covering ☒ No ☐ Yes - (If "Yes" explain below)
90. Flooring or floor covering repaired or replaced due to damage ☒ No ☐ Yes - (If "Yes" explain below)
91. Dry rot ☒ No ☐ Yes - (If "Yes" explain below)
92. Interior or exterior damage from any cause ☒ No ☐ Yes - (If "Yes" explain below)
93. Damage from fire, smoke, wind, flood, hail, snow, broken water line, or disaster ☒ No ☐ Yes - (If "Yes" explain below)
94. Cracks in the sidewalks, patio, retaining walls, or other outside hard surfaced areas ☒ No ☐ Yes - (If "Yes" explain below)
95. Cracked floors/walls ☒ No ☐ Yes - (If "Yes" explain below)
96. Bulging floors/walls ☒ No ☐ Yes - (If "Yes" explain below)
97. Visible foundation movement ☒ No ☐ Yes - (If "Yes" explain below)
98. Leakage/seepage/dampness ☒ No ☐ Yes - (If "Yes" explain below)
99. Sump pump failure ☒ No ☐ Yes - (If "Yes" explain below)
100. Wet floors/walls ☒ No ☐ Yes - (If "Yes" explain below)
101. Sewer backup ☒ No ☐ Yes - (If "Yes" explain below)
102. Sewer blockage ☒ No ☐ Yes - (If "Yes" explain below)
103. Sewer line service ☒ No ☐ Yes - (If "Yes" explain below) Date of last service _____ How often _____
104. Clogged drains ☒ No ☐ Yes - (If "Yes" explain below)

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

107. Repaired
108. _____
109. _____
110. _____
111. _____
112. _____
113. _____
114. _____
115. _____
116. _____
117. _____
118. _____

Buyer Initial _____

Buyer Initial _____

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

119. Answers below do not guarantee whether item is/is not included in sale. See Purchase Agreement for inclusions/exclusions.

120.

Not Located on
the Property

Working

Not Working

121.

122. Air conditioning- Age _____ <input type="checkbox"/> Central <input type="checkbox"/> Wall <input type="checkbox"/> Ductless	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
123. Air exchange system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
124. Air purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
125. Attic fan <input type="checkbox"/> Electric <input type="checkbox"/> Non -Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
126. Bathroom vent/exhaust fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
127. Bathroom jetted tub/whirlpool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
128. Carbon monoxide detector(s) <input type="checkbox"/> Hardwired <input type="checkbox"/> Battery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
129. Ceiling fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
130. Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
131. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
132. Doors (open and close properly)		<input type="checkbox"/>	<input type="checkbox"/>
133. All available? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - (If "No" explain below)			
134. Any damaged? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - (If "Yes" explain below)			
135. Doorbell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
136. Drain tile system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
137. Dryer (clothes) <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
138. Electrical (switches/outlets/lights/panel)		<input type="checkbox"/>	<input type="checkbox"/>
139. Exterior door locks		<input checked="" type="checkbox"/>	<input type="checkbox"/>
140. Keys for each lock? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No- (If "No" explain below)			
141. Fireplace/heating stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
142. How many? _____ <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Wood <input type="checkbox"/> other _____			
143. Fireplace chimney/flue/components	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
144. Date of last fireplace chimney/flue cleaning _____			
145. Fireplace remote control(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
146. Fireplace fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
147. Fire sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
148. Freezer (free standing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
149. Fuel tanks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
150. (Type of fuel in tank) <input checked="" type="checkbox"/> Fuel Oil <input type="checkbox"/> Propane <input type="checkbox"/> Gas <input type="checkbox"/> other _____			
151. <input type="checkbox"/> Owned <input type="checkbox"/> Rented Current rent? _____ per _____ Supplied by? _____			
152. Furnace humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
153. Garage door opener(s) # of openers _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
154. Garage door opener remote(s) # of remotes _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
155. Garage door auto reverse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
156. Garage heat - Type _____ Age _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
157. Garbage disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
158. Heat pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
159. Hot tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer Initial _____

Buyer Initial _____

160. Answers below do not guarantee whether item is/is not included in sale. See Purchase Agreement for inclusions/exclusions.

161.		Not Located on the Property	Working	Not Working
162.				
163.	Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
164.	Kitchen range (burners/oven)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
165.	<input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> other			
166.	Kitchen wall oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
167.	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> other			
168.	Kitchen counter cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
169.	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> other			
170.	Kitchen ventilation <input checked="" type="checkbox"/> Exhaust fan <input type="checkbox"/> Range hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
171.	Lawn sprinkler/irrigation system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
172.	Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
173.	Plumbing fixtures (faucets/toilets)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
174.	Plumbing systems (supply/drain lines)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
175.	Pool and equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
176.	Refrigerator/freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
177.	Is the water and/or ice maker working properly?	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Yes <input type="checkbox"/> No - (If "No" explain below)		
178.	Sauna/steam shower	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
179.	Security system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
180.	<input type="checkbox"/> Owned <input type="checkbox"/> Rented Current rent? _____ per _____ Supplied by? _____			
181.	Sewer backup valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
182.	<input type="checkbox"/> Automatic <input type="checkbox"/> Manual (Location) _____			
183.	Skylights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
184.	Showing signs of damage (i.e., leaking/condensation)? <input type="checkbox"/> Yes <input type="checkbox"/> No - (If "Yes" explain below)			
185.	Smoke detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
186.	<input type="checkbox"/> Hardwired <input type="checkbox"/> Battery <input type="checkbox"/> Both			
187.	Solar collection system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
188.	Sump pump(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
189.	# of sump pumps? _____			
190.	Sump pump backup system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
191.	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented Current rent? _____ per _____ Supplied by? _____			
192.	Surveillance system (audio/video)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
193.	<input type="checkbox"/> Owned <input type="checkbox"/> Rented Current rent? _____ per _____ Supplied by? _____			
194.	TV cable wiring system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
195.	TV satellite dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
196.	Current provider _____			
197.	Trash compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
198.	Washer (clothes)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
199.	Water heater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
200.	Age? <u>unborn</u> <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> other			
201.	Water softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
202.	<input type="checkbox"/> Owned <input type="checkbox"/> Rented Current rent? _____ per _____ Supplied by? _____			

Buyer Initial _____

Buyer Initial _____

203. Answers below do not guarantee whether item is/is not included in sale. See Purchase Agreement for inclusions/exclusions.

204.	205.	Not Located on the Property	Working	Not Working
206.	Water purifier (or osmosis system)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
207.	<input type="checkbox"/> Owned <input type="checkbox"/> Rented Current rent? _____ per _____ Supplied by? _____			
208.	Windows (open and close properly)		<input type="checkbox"/>	<input type="checkbox"/>
209.	Window locks working properly	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - (If "No" explain below)		
210.	Any damaged windows (incl. broken glass/seals/frames etc.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No - (If "Yes" explain below)		
211.	Window screens (if unattached/removable)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
212.	All available?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - (If "No" explain below)		
213.	Any damaged?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No - (If "Yes" explain below)		
214.	Window storms (if unattached/removable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
215.	All available?	<input type="checkbox"/> Yes <input type="checkbox"/> No - (If "No" explain below)		
216.	Any damaged?	<input type="checkbox"/> Yes <input type="checkbox"/> No - (If "Yes" explain below)		
217.	Window blinds/including patio	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
218.	Window treatments (curtains/draperies/rods)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
219.	Wired sound system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
220.	Wireless systems connected via internet protocol ("IP"), such as wireless security systems, thermostats, door locks, etc. (Not			
221.	including any personal property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
222.	Heating system - PRIMARY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
223.	Type of System? <input type="checkbox"/> GFA <input type="checkbox"/> EFA <input type="checkbox"/> OFA <input type="checkbox"/> Baseboard <input type="checkbox"/> Boiler <input type="checkbox"/> Floor Heat <input checked="" type="checkbox"/> Other <u>Ceiling Heat</u>			
224.	Age of heating system? <u>50-60</u> Date of last heating system service? <u>never</u>			
225.	If any, does the ductwork/venting run to each room in the entire house?	<input type="checkbox"/> Yes <input type="checkbox"/> No - (If "No" explain below)		
226.	Heating system - SUPPLEMENTAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
227.	Type of System? <input type="checkbox"/> GFA <input type="checkbox"/> EFA <input type="checkbox"/> OFA <input type="checkbox"/> Baseboard <input type="checkbox"/> Boiler <input type="checkbox"/> Floor Heat <input type="checkbox"/> Other _____			
228.	Age of heating system? _____ Date of last heating system service? _____			
229.	If any, does the ductwork/venting run to each room in the entire house?	<input type="checkbox"/> Yes <input type="checkbox"/> No - (If "No" explain below)		

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

232. _____

233. _____

234. _____

235. _____

236. _____

237. _____

238. _____

239. _____

240. _____

241. _____

242. _____

243. _____

244. _____

Buyer Initial _____

Buyer Initial _____

245. **ENVIRONMENTAL CONCERNS:**

246. To your knowledge, have any of the following existed or do they currently exist on the property.

247. Asbestos ☒ No ☐ Yes - (If "Yes" explain below)248. Insect, animal, or pest infestations ☒ No ☐ Yes - (If "Yes" explain below)249. Diseased or dead/dying trees/shrubs ☒ No ☐ Yes - (If "Yes" explain below)250. Hazardous wastes/substances ☒ No ☐ Yes - (If "Yes" explain below)251. Underground storage tanks ☒ No ☐ Yes - (If "Yes" explain below)252. Drainage/standing water issues ☒ No ☐ Yes - (If "Yes" explain below)253. Illicit drug production/sales ☒ No ☐ Yes - (If "Yes" explain below)254. Methamphetamine production ☒ No ☐ Yes - (If "Yes" explain below)255. Mold ☒ No ☐ Yes - (If "Yes" explain below)256. Was fill dirt brought in since you acquired the property or any time prior? ☐ No ☐ Yes ☒ unknown

257. If "Yes", date _____ explain below.

258. Signs of soil expansion, contraction, or movement other than situations related to normal conditions ☒ No ☐ Yes – explain below259. **FURTHER EXPLANATIONS:** On each of your responses, reference the line number that corresponds with your detailed answer. If more space is needed, sign/date and attach additional page(s). ☐ _____ additional pages are attached

261. _____

262. _____

263. _____

264. _____

265. _____

266. _____

267. **RADON DISCLOSURE STATEMENT:**

268. RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A

269. BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT

270. OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL GUIDELINES HAVE BEEN FOUND IN BUILDINGS ON

271. RESIDENTIAL REAL PROPERTY IN NORTH DAKOTA. ADDITIONAL INFORMATION REGARDING RADON AND

272. RADON TESTING MAY BE OBTAINED FROM YOUR LOCAL PUBLIC HEALTH UNIT OR THE STATE DEPARTMENT

273. OF ENVIRONMENTAL QUALITY. For additional information, visit the EPA website: www.epa.gov/radon

274. _____

275. Buyer Signature

Buyer Signature

276. Chapter 47-10-02.2 of the North Dakota Century Code requires disclosure of radon hazards by a seller.

277. Has the property been tested for radon? ☐ No ☐ Yes - If "Yes", the seller shall provide a copy of test results reasonably available

278. to or in the seller's possession and evidence of mitigation to the buyer before executing an agreement to sell or transfer the property.

279. Any test result or evidence of mitigation furnished under this section does not constitute a promise, warranty, or representation by

280. the seller or the seller's agent that the test results are accurate, or the mitigation is effective.

281. **PRIVATE SEWAGE SYSTEM DISCLOSURE:**

282. Seller ☐ Does ☒ Does not know of a subsurface sewage treatment system on or serving the above-described real property.

283. (If "Does", complete the Private Sewer System Disclosure Statement and Private Sewer System-Well Location Map.)

284. **PRIVATE WELL DISCLOSURE:**

285. Seller ☐ Does ☒ Does not know of one or more wells located on the property. (If "Does", complete the Well Disclosure

286. Statement and Private Sewer System-Well Location Map.)

Buyer Initial _____

Buyer Initial _____

287. **TAX/SPECIALS DISCLOSURE:**

288. Seller ☒ Has ☐ Has not received any notice to be levied against the property related to work in progress,
289. pending special assessments, water and/or sewer tapping fees, proposed special assessment projects and/or deferred special
290. assessments by any governmental assessing authority.

291. There ☐ Is ☒ Is not currently a tax credit or exemption for new construction or home improvements on this property. Any
292. tax credit or exemption may or may not terminate upon sale of the property and the property's tax liability may increase. If
293. a tax credit or exemption currently exists, Buyer should research the resulting tax consequences.

294. **Preferential property tax status:** Is the property subject to any preferential property tax status or any other credits affecting
295. the property (e.g., Disability, CRP, Homestead Tax Credit, etc.)? ☒ No ☐ Yes - (If "Yes" explain) _____

296. _____

297. _____

298. If "Yes", would these terminate upon the sale of the property? ☐ No ☒ Yes

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

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

302. Is the property in a designated floodplain? ☐ Yes ☒ No ☐ unknown

303. Do you carry flood insurance? ☒ No ☐ Yes If "Yes", is it transferrable? ☐ No ☐ Yes

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

308. Has access to the property ever been affected in any way due to flood water? ☒ No ☐ Yes - (If "Yes" explain below)

309. Have you ever experienced flood water on the property? ☒ No (If "No", skip to line 324) ☐ Yes - (If "Yes" explain below)

310. Have you ever collected a flood insurance claim on the property? ☒ No ☐ Yes - (If "Yes" explain below)

311. If "Yes", were all insured repairs made? ☐ Yes ☐ No - (If "No" explain below)

312. Have you ever made ANY non-insured repairs to the property as a result of flood water? ☒ No ☐ Yes - (If "Yes" explain below)

313. Have buildings ever been touched or affected by flood water? ☒ No ☐ Yes - (If "Yes" explain below)

314. Source(s) of flood water (check all that apply): ☐ River ☐ Overland ☐ other none Approx. depth _____

315. Have temporary sandbags, ring dikes or other protective devices been used to protect buildings from flood water?

316. ☒ No ☐ Yes - (If "Yes" explain and include location below)

317. Has flood water ever touched any of the temporary sandbags, dikes, or other preventative devices? ☒ No ☐ Yes

318. Have any permanent dikes been installed to protect the property from flood water? ☒ No ☐ Yes - (If "Yes" explain below)

319. Is the property located within 2 city blocks (approx. 1,000 feet) of a ☐ City ☐ Community ☐ Neighbor's dike erected ~~yes~~
320. to prevent flood water? ☒ No ☐ Yes - (If "Yes" explain and include location below)

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

322. ☒ No ☐ Yes - (If "Yes" explain below)

323. Have you made permanent changes to the property to provide additional flood protection? ☒ No ☐ Yes - If "Yes" explain below

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

326. _____

327. _____

328. _____

329. _____

330. _____

Buyer Initial _____

Buyer Initial _____

331. **OTHER:** Is Seller aware of any material fact not otherwise referred to that could adversely and significantly affect Buyer's use
332. or enjoyment of the property? ☒ No ☐ Yes - If "Yes", please explain in detail

333. _____
334. _____
335. _____
336. _____
337. _____

338. **ELECTRONIC SURVEILLANCE:**

339. Are there any electronic surveillance devices on the property? ☐ Yes ☒ No - If "Yes", what type: ☐ Audio ☐ Visual
340. If "Yes", Seller understands that Broker must disclose this information to all parties. Seller should seek appropriate legal advice
341. if Seller intends to utilize technology that may intercept audio or visual communications between persons other than Seller.

342. **FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT ("FIRPTA"):**

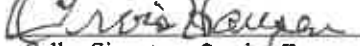
343. Section 1445 of the Internal Revenue Code provides that a transferee ("Buyer") of a United States real property interest must be
344. notified in writing and must withhold tax if the transferor ("Seller") is a foreign person and no exceptions from FIRPTA withholding
345. apply. Buyer and Seller agree to comply with FIRPTA requirements under Section 1445 of the Internal Revenue Code. Seller shall
346. represent and warrant, under the penalties of perjury, whether Seller is a "foreign person" (as the same is defined within FIRPTA),
347. prior to closing. Any representations made by Seller with respect to this issue shall survive the closing and delivery of the deed.
348. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement reasonably
349. necessary to comply with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers
350. or Social Security numbers.

351. Due to the complexity and potential risks of failing to comply with FIRPTA, including the Buyers responsibility
352. for withholding the applicable tax, Buyer and Seller should seek legal and tax advice regarding FIRPTA compliance,
353. as the respective licensee's representing or assisting either party will be unable to assure either party whether the
354. transaction is exempt from FIRPTA withholding requirements.

355. Seller represents and warrants, under penalty of perjury, that Seller ☐ IS ☐ IS NOT a foreign person (i.e., a non-resident
356. alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate for purposes of income taxation.
357. This representation and warranty shall survive the closing of the transaction and delivery of the deed.

358. **SELLER'S STATEMENT: (TO BE SIGNED PRIOR TO LISTING PROPERTY ON MLS)**

359. Seller hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's knowledge
360. as of the date listed below. Seller authorizes any Agent to provide a copy of this statement to any party interested in the property.
361. Seller is obligated to continue to notify Buyer in writing of any facts that differ from the facts disclosed here (new or changed) of which
362. Seller is aware up to the time of closing.
363. To disclose new or changed facts, please use the **Amendment to Sellers Property Disclosure Statement or Sellers Disclosure**
364. **Alternatives.**

365.  8-21-25
366. Seller Signature Orvis Haugen Date

Seller Signature

Date

367. **BUYER'S ACKNOWLEDGEMENT: (TO BE SIGNED PRIOR TO PURCHASE AGREEMENT)**

368. Buyer acknowledges receipt of this Seller's Property Disclosure Statement. Buyer acknowledges that real estate licensees
369. representing the sale of this property has not made statements concerning the condition of the property other than those
370. listed in this Seller's Disclosure. Buyer acknowledges that Buyer has been advised to verify the information listed in this
371. statement independently.

372. **Buyer acknowledges and understands that this document is not intended to be a warranty of any kind or a substitute for**
373. **any inspection of the property Buyer may wish to obtain.**

374. _____
375. Buyer Signature Date

Buyer Signature

Date