



SELLER'S PROPERTY CONDITION STATEMENT

(to be completed by SELLER)



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1. Date 27 July 2020 | 4:35 MDT Property Address 10650 Desert Rd, Bismarck, ND 58621

2. The seller authorizes the Brokers or Salespersons to provide the following information to prospective Buyers. **THIS IS NOT A WARRANTY OR**

3. **GUARANTEE OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PARTY(S) AND IS NOT A SUBSTITUTE FOR**

4. **INSPECTIONS OR WARRANTIES THE PARTY(S) MAY WISH TO OBTAIN.** Information presented in this form is not intended to be part of any

5. contract between Buyer(s) & Seller(s). BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE &/OR INSPECTIONS OF

6. THE PROPERTY.

7. **I. GENERAL INFORMATION**

8. When did you purchase or build the home? 1995 Have you lived in this home for the past 12 months? ☐ Yes ☒ No

9. Has the structure been altered? (For example, additions, altered roof lines, changes to load bearing walls.) ☐ Yes ☐ No ☒ Unk

10. If yes, please specify what was done, when and by whom (owner or contractor) Home was moved and remodeled by original owner

11. **II. STRUCTURAL INFORMATION**

Yes	No	Unk	N/A
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Do any of the following property conditions exist or have they existed? Give details to any question answered yes.

Is there or has there been basement water seepage and/or dampness? Explain amount of frequency and location.

If yes, explain: Cellar flooded when water line broke

Have waterproofing repairs, if any, been made? Foundation repaired with concrete

Are there cracked or bulged floors or walls in the basement? _____

Are there drain tiles and a sump pump pit? _____

Is there a sump pump installed and working properly? If yes, where does it drain to? _____

Are all structures located within the boundaries of the property? _____

Was the structure moved to this site? Probably in the 1950s sometime

Are there cracks in the driveway, garage floor, sidewalks, patio, retaining walls, or other outside hard surfaced areas?

If yes, explain: Garage floor

Does the roof leak? Has there been interior damage from condensation or ice buildup? _____

Is there damage to the roof or shingles? What repairs, if any, have been made? shingles replaced

Are you aware of dry rot in the building? _____

Have you performed work upon the property within the last 5 years which require a building, plumbing, electrical or other permits? ☐ Yes ☒ No Was a permit obtained? ☐ Yes ☐ No

Was the work approved by an inspector? _____

Has the property or its improvements been damaged? (i.e. fire, smoke, wind, floods, hail, snow, broken water line)?

If yes, was the damage repaired? Yes

Do rain gutters and downspouts work? _____

Have damage claims been paid to you by insurance coverage? Only have keys for the front door

Are the exterior and interior locks operable? Will keys be provided? ☒ Yes ☐ No

Are all the window screens available? Are there damaged screens? ☐ Yes ☐ No

Are all the storm windows available? _____

Are there broken windows or broken seals? _____

Are skylights in working condition? (i.e. no leaks, condensation, or mechanical malfunctioning)? _____

Is the fireplace, wood burner, chimney, or flue in working order? _____

Has the fireplace/woodstove/chimney/flue been cleaned? If yes, when? _____

Are there additional property conditions that have not been described above? (i.e. slanted floors, sticking windows, settling, distorted door frames, sagging ceilings or siding irregularities? slanting floors, low ceilings

42. **III. WATER & SEWER SYSTEMS**

Yes	No	Unk	N/A
XX			
XX			
XX			
	XX		
		XX	
	XX		
		XX	
			XX

Do any of the following property conditions exist or have they existed? Give details to any question answered yes.

Is there a water well(s) on the property? Not working

What is the source of household water? (city, well, rural) South Central Water

What is the type of sewer system? (i.e. city, septic tank, drain field) Septic tank and drain field

Is there a sprinkler system and is it in working order? _____

Do you know the flow rate or capacity of the well? If yes, what is it? _____

Has the well water been tested? Well test results attached? ☐ Yes ☐ No

Contaminated Well: Is there a well on the property containing contaminated water? _____

51. **IV. ENVIRONMENTAL CONDITIONS**

Yes	No	Unk	N/A
	XX		
		XX	
		XX	
		XX	
	XX		
		XX	
	XX		
		XX	
XX			
XX			
		XX	

Do any of the following property conditions exist or have they existed? Give details to any question answered yes.

Are there underground storage tanks? _____

Is urea-formaldehyde foam insulation present? _____

Are asbestos containing materials present? _____

Is lead based paint present? If yes, seller agrees to provide purchaser with all available records and reports pertaining to lead based paint/ or lead based hazard pertaining to this property. _____

Has the property been tested for radon? _____

Is there any fill or expansive soil on the property? _____

Do you know of drainage or flood conditions? _____

Are you aware of diseased trees or shrubs? _____

Are you aware of rodent, animal or insect infestations? Box elder bugs at certain times of the year

Are there or have there been pets in the property? _____

Will the carpets be professionally cleaned prior to closing/possession of new owner? Please discuss, tenant occupied. Tenant would like to continue renting.

65. Initials JS Initials SGP

66. V. LAND USE

67. Yes

68. No

69. Unk

70. NA

67. XX

68. XX

69. XX

70. XX

71. XX

72. XX

73. XX

Are you aware of any the following?

Covenants, deed restrictions, or reservations? Unable to remodel house because it is too close to Desert Road

Zoning infractions, non-conforming uses, violations of setback requirements? House too close to the road

Encroachments, easements, life estate, right of first refusal, or existing lease? _____

Homeowners Association that has authority over the property? _____

Are there shared features with adjoining property such as walls, fences, and/or driveways? _____

Have you been required to carry Flood Insurance on your home? _____

74. VI. INSULATION

75. Yes

76. No

77. Unk

78. N/A

75. XX

76. XX

77. XX

Do any of the following property conditions exist or have they existed? Give details to questions answered yes.

Is there insulation in the ceiling, attic, walls, and floors? _____

Was insulation added during your ownership? If yes, date installed _____ Where? _____

78. VII. SYSTEMS/UTILITIES/APPLIANCES

Key: WK – Working, Nw – Not working, Unk – Unknown, NI – Not Included

Wk	Nw	Unk	NI		Wk	Nw	Unk	NI	
			XX	Dehumidifier				XX	Satellite Dish
			XX	Ceiling Fan(s)				XX	In Drain Tile System
XX				Bathroom Vent Fan(s)				XX	Sump Pump
XX			XX	Dishwasher				XX	Electronic Air Purifier
			XX	Freezer				XX	Fire Sprinkler System
			XX	Garbage Disposal				XX	Furnace Humidifier
			XX	Microwave Oven				XX	Incinerator
XX				Range				XX	Intercom
			XX	Range Hood				XX	Lawn Sprinkler System
XX				Oven				XX	Pool & Equipment
XX				Refrigerator				XX	Hot Tub
			XX	Trash Compactor				XX	Sauna
XX				Washer				XX	Security System
XX				Dryer	XX				Smoke Detector(s) (Battery)
XX				Central Heating System				XX	Smoke Detector(s) (Hardwire)
			XX	Central Air Cooling				XX	Carbon Monoxide Detector(s)
			XX	Central Vacuum				XX	Solar Collector(s)
			XX	Air Exchanger				XX	Supplemental Heater(s)
XX				Electrical Systems				XX	Wall Air Conditioner(s)
XX				Plumbing Systems	XX				Window Air Conditioner(s)
XX				Plumbing Fixtures/Mechanisms	XX				Water Heater(s)
			XX	Garage Door Openers/Controls				XX	Water Treatment Systems
XX				Washer/Dryer Hookups				XX	Wood burning Stove
			XX	Attic Fan	XX				Septic Tank
			XX	Exhaust Fan(s)					When Serviced: <u>2016</u>
XX				Antenna & Cable					By Whom: _____
			XX	Door Bells					Other _____
XX				Window Treatments					Other _____

108. Comments (specify line number): This home has been used as a rental for the past 22 years.

109. _____

110. _____

111. _____

112. Is any money owed on the above listed items? (Excluding mortgages) ☐ Yes ☒ No If yes, explain: _____

113. _____

114. VIII. ACKNOWLEDGMENTS

115. The Seller hereby acknowledges that the information provided in this document is true and accurate to the best of Seller's knowledge as of the date

116. listed below. This information is based upon Seller's actual knowledge and, unless specifically stated otherwise in writing, upon the Seller's period of

117. ownership of the property. If any of the information becomes inaccurate after it is delivered to the Buyer and before closing, the Seller shall notify

118. the Buyer and any real estate licensee representing any party to the transaction in writing of such change.

119. Seller acknowledges receipt of a copy of this document.

120. Seller: Joseph Finneman Date: 27 July 2020 | 4:35 PM DocuSigned by: Susan G. Finneman Date: 27 July 2020 |

121. AT THE TIME OF CLOSING

122. ☐ No change in property condition. Seller: _____ Date: _____

123. ☐ Changes are noted and initialed. Seller: _____ Date: _____

124. The Buyer/Prospective Buyer acknowledges receipt of this Property Condition Statement. Listing Broker and Agents make no representations and

125. are not responsible for any conditions existing in the property. The Buyer acknowledges that Buyer has been advised to verify the information listed

126. in this statement independently. **THE BUYER ACKNOWLEDGES AND UNDERSTANDS THAT THIS DOCUMENT IS NOT INTENDED TO BE A**

127. **WARRANTY OF ANY KIND OR A SUBSTITUTE FOR ANY INSPECTION OF THE PROPERTY THE BUYER MAY WISH TO OBTAIN.**

128. Buyer: _____ Date: _____ Buyer: _____ Date: _____

☒ Agent/Broker verifies that all the necessary signatures have been obtained and a signed original is available on request.