



LEAD-BASED PAINT DISCLOSURE

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1 Street Address: 1526 6TH Ave Ne
2 City: Jamestown State: ND Zip Code: 58401 County: Stutsman

3 **LEAD WARNING STATEMENT:**
4 *Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified*
5 *that such property may present exposure to lead from lead-based paint that may place young children at risk of developing*
6 *lead poisoning. Lead poisoning in young children may produce neurological damage, including learning disabilities,*
7 *reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to*
8 *pregnant women. Seller of any interest in residential real property is required to provide Buyer with any information on*
9 *lead-based paint hazards from risk assessments or inspection in Seller's possession and notify Buyer of any known lead-*
10 *based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to*
11 *purchase.*

12 **SELLER'S DISCLOSURE:**
13 Presence of lead-based paint and/or lead-based paint hazards (Check one):
14 Known lead-based paint and/or lead-based paint hazards are present in the housing. Explain:
15 _____
16 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
17 Records and reports available to Seller (Check one):
18 Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint
19 and/or lead-based hazards in the housing (list documents below).
20 _____
21 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
22 housing.

23 **PURCHASER'S ACKNOWLEDGEMENT: (Initial)**
24 _____ Purchaser has received copies of all information listed above.
25 _____ Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home."
26 Purchaser has (Check one):
27 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or
28 inspection for the presence of lead-based paint and/or lead-based paint hazards; or
29 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or
30 lead-based paint hazards

31 **AGENT'S ACKNOWLEDGEMENT: (Initial)**
32 AB Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her
33 responsibility to ensure compliance.

34 **CERTIFICATION OF ACCURACY:**
35 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information
36 they have provided is true and accurate.

37 James Casavant 10/18/23 _____
38 Seller Signature Date Buyer Signature Date
39 Patricia K Casavant 10/21/23 _____
40 Seller Signature Date Buyer Signature Date
41 Austin Bauer 10-21-23 _____
42 Agent Signature Date Agent Signature Date



SELLER'S PROPERTY DISCLOSURE

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1 **NOTICE FOR NORTH DAKOTA PROPERTY:**

2 This form is designed to guide you, the Seller(s), in making the legally required disclosures and to assist you
3 to avoid inadvertent nondisclosures of material facts as required by statute. You must disclose all material
4 facts you are aware could adversely and significantly affect an ordinary Buyer's use and enjoyment of the
5 Property or any intended use of the Property of which you are aware, even if not specifically asked in this
6 form. Additional space for disclosure is provided on the last page of this form. You may attach any additional
7 information as necessary.

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

9 **DATE:** 10-20-23

10 **PROPERTY ADDRESS:**

11 Name of Seller(s): James Casavant and Patricia Casavant

12 Street Address: 1526 6TH Ave Ne

13 City: Jamestown State: ND Zip Code: 58401 County: Stutsman

14 **THIS IS NOT A WARRANTY:**

15 This disclosure is not a warranty or guarantee of any kind by Seller(s), Broker(s) or Agent(s) representing or
16 assisting any party in the transaction; and, it is not a substitute for inspections or warranties which the parties
17 may wish to obtain. Seller(s) is only providing information of which Seller(s) is aware. Broker(s)/Agent(s) is
18 not a property inspector and has little or no information regarding the condition of this Property.

19 Seller(s) authorizes Broker(s) and Agent(s) to provide the following information to prospective Buyer(s).
20 Information presented in this form is not intended to be part of any PURCHASE AGREEMENT between
21 Buyer(s) and Seller(s).

22 **SELLER(s):**

- 23 • Seller(s) is to personally complete this form. Please include the Property address on every page.
- 24 • Please answer all line items, even if the answer is "Unknown."
- 25 • If more space is needed, place additional disclosures on Page 9 and include the line number(s) being
26 referenced.
- 27 • Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the facts
28 disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing.
29 Seller(s) must disclose new or changed facts by using the AMENDMENT TO SELLER'S PROPERTY
30 DISCLOSURE.

31 **BUYER(s):**

- 32 • Buyer(s) are encouraged to thoroughly inspect the Property personally or have it inspected by a
33 third party and to inquire about any specific areas of concern.
- 34 • **NOTE:** If Seller(s) answers "Unknown" to any of the questions listed below, it does not necessarily
35 mean that it does not exist on the Property. "Unknown" may mean the Seller(s) is unaware that it
36 exists on the Property.

37 **SELLER(s) & BUYER(s):**

- 38 • THE INFORMATION DISCLOSED IS GIVEN TO THE BEST OF SELLER'S KNOWLEDGE.
- 39 • The following information applies to all structures, such as garage(s), outbuilding(s), shed(s), etc.
- 40 • Please initial by any changed answers or mistakes made on this form.

Buyer(s) Initials _____

Seller(s) Initials JC PC



Address: 1526 6TH Ave Ne
Jamestown ND 58401

41 GENERAL INFORMATION

		YES	NO
1	When did you purchase or build the home? <u>12/22/2000</u>		
2	Has the home been occupied continuously for the past 12 months? If No, Explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Type of title evidence. <input type="checkbox"/> Abstract <input type="checkbox"/> Owner's Title Insurance <input type="checkbox"/> Unknown		
4	Is the Property on a public or private road? <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Public - not maintained If Private or Public not maintained, Explain:		

42 STRUCTURAL ELEMENTS (UNK = Unknown, NA = Not Applicable)

		YES	NO	UNK	NA
1	Has the structure been altered? (Additions, altered roof lines, changes to load bearing walls, etc.) If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Was a permit obtained to alter the structure? If No, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3	Have you or anyone else performed work on the Property which required a building, plumbing, electrical, or other permits? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Was a permit obtained? If No, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5	Was the work approved by an inspector? If No, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Is there, or has there been, water seepage, sewer back up, and/or dampness? <u>2011 and 2022</u> If Yes, Explain: <u>Sump pump failure</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Have waterproofing repairs been made? <u>2 North end bedrooms and bathroom got wet</u> If Yes, Explain: <u>New sump hole 2001 below family room</u> <u>Exterior sump pump hole has been redone (deepened) to go below basement floor level. Landscaped north wall for improved drainage.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Type of basement/foundation. (Check One) <input type="checkbox"/> brick <input type="checkbox"/> concrete block <input checked="" type="checkbox"/> concrete poured <input type="checkbox"/> stone <input type="checkbox"/> insulated concrete forms <input type="checkbox"/> wood <input type="checkbox"/> other If Other, Explain:				

Buyer(s) Initials _____

Seller(s) Initials JC PKC



Address: 1526 6TH Ave Ne
Jamestown ND 58401

	YES	NO	UNK	NA
9 Are there cracked or bulged floors or walls in the basement? If Yes, Explain: <u>Crack with no dislocation in furnace room along east wall. ^{Repaired} Minor crack in closet wall under staircase</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Is drain and/or sump pump installed and working properly? If Yes, where does it drain to: <u>Sump pump installed in 2001 in NE corner of family room where a sunken bar existed. Sump pump hole deepened to increase water drainage along north wall (ext. floor)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Are all structures located within the boundaries of Property? If No, Explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Was any structure moved to this site? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Are there cracks in the driveway, garage floor, sidewalks, patio, retaining walls, or other outside hard surface areas? If Yes, Explain: <u>Garage has one larger crack by door to east side of garage. Other minor cracks across floor exist. No cracks in driveway. New driveway poured in Fall of 2023</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 What is the age of the roofing material on the home? <u>3</u> Year(s) <input type="checkbox"/> Unknown				
15 What is the age of the roofing material on the garage/out buildings? <u>3</u> Year(s) <input type="checkbox"/> Unknown				
16 Does the roof leak, or has the roof ever leaked? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Has there been interior damage from a roof leak, condensation, or ice buildup? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 Has there been damage to any roof or shingles? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19 Was insulation added to the structure? If Yes, Explain: <u>Blow in insulation to add extra layer of protection against cold - (2003) (attic)</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 Are you aware of dry rot in the building? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer(s) Initials _____

Seller(s) Initials JR PKC



Address: 1526 6TH Ave Ne
Jamestown ND 58401

	YES	NO	UNK	NA
21 Has the Property or its improvements been damaged? (Check all applicable) <input type="checkbox"/> fire <input type="checkbox"/> smoke <input type="checkbox"/> wind <input type="checkbox"/> floods <input type="checkbox"/> hail <input type="checkbox"/> snow <input type="checkbox"/> frozen pipes <input type="checkbox"/> broken water line) If Yes, was the damage repaired? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 Have damage claims been paid to you by insurance coverage? If Yes, Explain: <i>only for water seepage from sump pump failure.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>See page 9</i> 23 Do rain gutters and downspouts work? If No, Explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24 Are exterior and interior locks operable? Will keys be provided for each?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25 Are all the window screens available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26 Are there damaged screens? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27 Are all the storm windows available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28 Are there broken windows or broken seals?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29 Are skylights in working condition? (i.e., no leaking, condensation, or mechanical)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30 Is the fireplace/wood burner in working order? If No, Skip to Number 33.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
31 Is the fan, chimney, or flue in working order?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32 Has the fireplace/wood burner/chimney/flue been cleaned? If Yes, When:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33 Are you aware of any rough-in for future amenities that were added during construction or remodel of the home? (i.e., Plumbing rough-in for future wet-bar, bathroom, sprinkler. Electrical rough-in for hot tub, pool, sound system, generator. Heat rough-in for future gas, electric baseboard, garage heater. Gas for future fireplace, grill, firepits, etc.) If Yes, What types?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
34 Are there additional Property conditions that have not been described above? (i.e., slanted floors, sticking windows, settling, distorted door frames, sagging ceilings, siding irregularities, stained or damaged floor coverings, etc.) If Yes, Explain: <i>Siding repainted on west, south, east sides with maximum bond Acrylic Latex paint after primer to all areas. due to peeling siding. 2020</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer(s) Initials _____

Seller(s) Initials *JC PKC*



Address: 1526 6TH Ave Ne
Jamestown ND 58401

43 UTILITIES (UNK = Unknown, NA = Not Applicable)

		YES	NO	UNK	NA
1	Are there wells on the above-described Property? If Yes, see WELL DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Is there a private sewer system on or serving the Property? If Yes, see PRIVATE SEWAGE TREATMENT SYSTEM DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Utilities provided by: Gas: <u>Montana Dakota Utilities</u> Average Monthly Cost: _____ Electrical: <u>OTter Tail Power Co.</u> Average Monthly Cost: _____ Water: <u>City water plant</u> Average Monthly Cost: _____ Trash Pick Up: <u>City of Jamestown (Tues)</u> Average Monthly Cost: _____ Other: <u>Recycling (Tuesday)</u> Average Monthly Cost: _____ Mailbox Number: <u>1526 6th Ave NE</u> Key: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				

44 LAND USE (UNK = Unknown, NA = Not Applicable)

		YES	NO	UNK	NA
1	Are there covenants, deed restrictions, or reservations? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Have you received notice from any governmental authority of future assessments? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Are there zoning infractions, non-conforming uses, or violations? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are there encroachments, <u>easements</u> , life estate, right of first refusal, or existing lease(s)? If Yes, Explain: <u>only for public utilities hook ups</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Is the Property part of a Homeowner's Association? If Yes, See HOA INFORMATION.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Is the Property a Condominium? If Yes, See CONDO INFORMATION.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Are there shared features with adjoining property such as walls, <u>fenced</u> , and/or driveways? If Yes, Explain: <u>All fenced areas were replaced with neighbors contributing to cost 2022-north 2023-south east 20</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

45 ENVIRONMENTAL CONCERNS (UNK = Unknown, NA = Not Applicable)

46 To your knowledge, have any of the following existed or do they currently exist on the Property:

		YES	NO	UNK	NA
1	Fill dirt? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer(s) Initials _____

Seller(s) Initials JC PK



Address: 1526 6TH Ave Ne
Jamestown ND 58401

	YES	NO	UNK	NA
2 Asbestos? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Insect, animal, or pest infestations? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Hazardous wastes/substances? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Underground storage tanks? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Drainage/standing water issues? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Illicit drug production/sales? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Methamphetamine production? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Signs of soil expansion, contraction, or movement other than situations related to normal conditions? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Any suspected microbial/fungal growth? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Has there been confirmed black mold on the Property? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Is urea-formaldehyde foam insulation present? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Are there or have there been pets on the Property? If Yes, Explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Tested because of water seepage (normal for environmental standards 2023)

47 RADON DISCLOSURE (UNK = Unknown, NA = Not Applicable)

	YES	NO	UNK	NA
1 Has the Property been tested for radon? 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. If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Are you aware of any radon gas levels in the home that exceed EPA standards? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buyer(s) Initials _____ Seller(s) Initials JPK

NDAR: Seller's Property Disclosure Rev. 9/2023



48 FLOOD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODING

49 This is intended to provide information to prospective Buyer(s) concerning high water elevation flood events
50 including overland and river flooding that may impact the Property.

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

	YES	NO	UNK	NA
1 Is the Property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Do you carry flood insurance? If Yes, Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Is the flood insurance transferrable? If Yes, Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

56 PROPERTY TAX/SPECIALS DISCLOSURE

57 Check appropriate box:

58 Yes No There is an exclusion from market value for home improvements on this Property. Any valuation
59 exclusion shall terminate upon sale of the Property, and the Property's estimated market value for property
60 tax purposes shall increase. If a valuation exclusion exists, Buyer(s) is encouraged to look into the resulting
61 tax consequences.

62 Yes No Preferential property tax treatment: Is the Property subject to any preferential property tax
63 status or any other credits affecting the Property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve,
64 etc.)?

65 If Yes, Explain: N/A

67 If Yes, would these terminate upon the sale of the Property? Yes No If Yes, Explain: N/A

69 Security System Equipment (Check One) Owned Leased N/A

70 Security System Service Contract is transferrable (Check One) Yes No N/A

71 Terms of Security System Contract (Explain):

N/A

Buyer(s) Initials _____

Seller(s) Initials JP PKC



72 **SYSTEMS & APPLIANCES**

73 Answers below do not guarantee item is included or not included in sale. See PURCHASE AGREEMENT for
74 inclusions/exclusions.

75 **NI = Not Included, WK = Working, NW = Not Working, UNK = Unknown, N/A = Not applicable.**

1		NI	WK	NW	UNK	N/A		NI	WK	NW	UNK	N/A
2	Air Exchanger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Antenna & Cable	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Attic Fan <i>Vented</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Plumbing Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bathroom Vent Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool & Equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Carbon Monoxide Detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Ceiling Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Range Hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Central Air Cooling	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Central Heating System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sauna	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Dehumidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic Tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector (Battery)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Doorbells	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detector (Hardwire)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14	Drain Tile System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar Collector(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15	Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Electrical Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Heater(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17	Electronic Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18	Exhaust Fan(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wall Air Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19	Fire Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Freezer <i>on Refrigerator</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Washer/Dryer Hookups	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Garage Door Auto Reverse	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23	Garage Door Controls	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Treatment System <i>on Refrigerator</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	Garage Door Openers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Air Conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25	Garbage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Window Treatments <i>blinds</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26	Hot Tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Burning Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27	Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28	Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39	Lawn Sprinkler System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30	Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31	Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Audio Visual System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Faulty front Room curtain Rod

Buyer(s) Initials _____

Seller(s) Initials JC PKC



76 **ADDITIONAL DISCLOSURES:**

Sump pump use has been rare. If so, usually in the Spring of the year. Advise to check sump pump then for operating in early Spring. Rope is attached to exterior sump pump for easy removal.

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

78 As a general rule, 26 U.S. Code 1445 (hereinafter "FIRPTA") requires a transferee (Buyer(s)) of a United States
79 real property interest to withhold a tax from the proceeds of any disposition of the real property interest if the
80 transferor (Seller(s)) is a foreign person (any person other than a United States person), unless an exception
81 to the FIRPTA withholding requirements applies. Exemptions from the general rule are set forth in the
82 FIRPTA. Due to the complexity of the FIRPTA, both the Buyer(s) and the Seller(s) are advised to seek
83 appropriate legal and tax advice regarding FIRPTA compliance, since failure to adhere to the FIRPTA
84 withholding rules could result in legal liability to both the Buyer(s) and Seller(s) and their Broker(s)/Agent(s)
85 or qualified substitutes.

86 Seller(s) hereby represents and warrants that Seller(s) IS IS NOT a foreign person, as defined by the
87 FIRPTA. This representation of the Seller(s) shall survive closing. Seller's Broker(s)/Agent(s) and Buyer's
88 Broker(s)/Agent(s), and any qualified substitute, as those terms are defined by the FIRPTA, may rely upon
89 this representation.

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

Buyer(s) Initials _____

Seller(s) Initials JG PKC



Address: 1526 6TH Ave Ne
Jamestown ND 58401

101 **SELLER'S STATEMENT: (TO BE SIGNED AT TIME OF LISTING)**

102 Seller(s) hereby states the condition of the Property to be as stated above and authorizes any Broker(s) or
103 Agent(s) representing any parties in this transaction to provide a copy of this Statement to any person or
104 entity in connection with any actual or anticipated sale of the Property. Seller(s) hereby acknowledges that
105 the information provided in this document is true and accurate to the best of Seller's knowledge as of the date
106 listed below. Seller(s) is obligated to continue to notify Buyer(s) in writing of any facts that differ from the
107 facts disclosed here (new or changed) of which Seller(s) is aware that occur up to the time of closing. See
108 SELLER'S PROPERTY DISCLOSURE AMENDMENT/ADDENDUM.

109 James Casavant 10/18/23 Patricia K Casavant 10/20/23
110 Seller Signature Date Seller Signature Date

111 **BUYER'S ACKNOWLEDGEMENT: (TO BE SIGNED AT THE TIME OF PURCHASE AGREEMENT)**

112 Buyer(s) acknowledges receipt of this Seller's Disclosure. Buyer(s) acknowledges that Broker(s) and Agent(s)
113 representing the sale of this Property have not made statements concerning the condition of the Property other
114 than those listed in this Seller's Disclosure. Buyer(s) acknowledges that Buyer(s) has been advised to verify
115 the information listed in this Statement independently.

116 **Buyer(s) acknowledges and understands that this document is not intended to be a warranty of**
117 **any kind or a substitute for any inspection of the Property Buyer(s) may wish to obtain.**

118 _____
119 Buyer Signature Date Buyer Signature Date