

SELLER'S PROPERTY DISCLOSURE STATEMENT

Seller's Name: Ron DALTON

Property Address: 1936 ELM ST BUTTE MT 59701

Notice to Seller: This Property Disclosure Statement ("Disclosure") allows a Seller of residential property to disclose to a potential Buyer all known facts that may materially and/or adversely affect the value of the subject property that is not readily observable. This Disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property for purchase. The auction service will also rely upon this information when marketing the property to prospective Buyers. Completion of this Disclosure should be done in accordance with State law.

Notice to Buyer: The information provided is the representation is of the Seller's best knowledge as of the date noted. Disclosure by the Seller is not a substitute for an inspection and you may wish to obtain such an independent home inspection company. The information contained in this statement is not a warranty by the Seller as to the condition of the Property, of which the Seller is required to disclose any known latent (hidden, concealed, or unseen) defects to any potential Buyer. The Property is being sold in a for-sale-by-owner transaction 'as is' with no warranties or guarantees of any kind.

Buyer's Initials R.D.

I. OWNERSHIP.

Property Type: SINGLE FAMILY (ex. single family condo, etc.)

Year Built: 1915

Ownership Length: 2 YEARS (ex. 5 years)

Accurate Survey of the Property? ☐ No, ☐ Yes, ☒ N/A

Dates Lived on the Property: _____, 20__ to _____, 20__

Other Comments: WAS DEEDED TRANSFER OF OWNERSHIP
QUICK
JUNE 27 2023

II. WATER SUPPLY.

Type: ☐ - Public ☒ - Well ☐ - Other _____

Any Issues with the Water? ☒ No, ☐ Yes, the issues are:

_____ Any
Water Treatment Systems? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A, ☐ Leased

Any Fire Sprinkler Systems? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A, ☐ Leased

Fire Sprinklers in Operating Condition? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

III. SEWAGE DISPOSAL.

Type: ☒ Public, ☐ Septic, and approved for 4 (#) of Bedrooms.

Septic Systems Functioning Properly? ☐ No, ☒ Yes, ☐ Unknown, ☐ N/A

Last Time the Septic System was Pumped? NA, 20__

Other Comments: BRAND NEW SEWER LINE FROM HOUSE TO STREET

IV. HEATING.

Type: ☐ Oil, ☒ Natural Gas, ☐ Electric, ☐ Propane, ☐ Other: _____

Is Heat Supplied to All Finished Rooms? ☐ No, ☒ Yes, ☐ Unknown, ☐ N/A

Are the Systems in Operating Condition? ☐ No, ☒ Yes, ☐ Unknown, ☐ N/A

Other Comments: NEW FURNICE 2022

V. AIR CONDITIONING.

Type: ☐ Oil, ☐ Natural Gas, ☐ Electric, ☐ Propane, ☐ Other: N/A

Is AC Supplied to All Finished Rooms? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Is the AC System in Operating Condition? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: NO AC

VI. HOT WATER.

Type: ☐ Oil, ☐ Natural Gas, ☒ Electric, ☐ Other: _____

Age: NOT SURE (ex. 5 years)

Other Comments: NOT SURE ON AGE

VII. FOUNDATION.

Any Settlement or other Problems? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

Other Comments: N/A

VIII. BASEMENT / CRAWLSPACE / CELLAR.

Any Leaks or Excessive Moisture? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

Other Comments: N/A

IX. ROOF.

Any Leaks or Evidence of Moisture? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

Any Existing Fire-Retardant Treated Plywood? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

X. PLUMBING SYSTEM.

Is the Plumbing System in Operating Condition? ☐ No, ☒ Yes, ☐ Unknown, ☐ N/A

Are there any Known Issues with the Plumbing System? ☒ No, ☐ Yes, Explain:

Other Comments: _____

XI. ELECTRIC SYSTEMS.

Any Known Issues with the Electrical System? ☒ No, ☐ Yes, ☒ Unknown, ☐ N/A

Other Comments: N/A

XII. INSULATION.

In Exterior Walls? ☐ No, ☒ Yes, ☐ Unknown, ☐ N/A

In Ceiling/Attic? ☐ No, ☒ Yes, ☐ Unknown, ☐ N/A

Under the Floor? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

In any Other Areas? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

Other Comments: N/A

XIII. EXTERIOR DRAINAGE.

Water Stand on the Property after a Heavy Rain? ☐ No, ☐ Yes, ☐ Unknown, ☒ N/A

Are Gutters and Downspouts in Operating Condition? ☐ No, ☒ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XIV. WOOD-DESTROYING INSECTS.

Any Known Infestations and/or Prior Damage? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XV. CARBON MONOXIDE ALARM.

Is a Carbon Monoxide Alarm on the Property? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XVI. HAZARDOUS OR REGULATED MATERIALS.

Are there any Hazardous or Regulated Materials located on the Property, including, but not limited to, mold, asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine labs, underground storage tanks, any mining operations or other past contamination on the Property? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

Other Comments: N/A

XVII. FIRE.

Any Fireplaces, Woodstoves, or Chimneys? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

How Many? 0

Are they in Working Condition? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

Other Comments: N/A **XVIII.**
ZONING VIOLATIONS.

Are there any Zoning Violation, nonconforming uses, violation of building restrictions or set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the Property? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XIX. IMPROVEMENTS.

Have you or a Contractor made Improvements on the Property? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XX. FLOOD ZONE.

Is the Property located in a Flood Zone? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XXI. RESTRICTIONS.

Are there any Restrictions on the Property? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XXII. MINERAL RIGHTS.

Are there any Mineral Rights on the Property? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Do you Own the Mineral Rights? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XXIII. MURDER / SUICIDE.

To your knowledge, has there ever been a murder or suicide within the boundaries of the Property? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XXIV. ILLEGAL DRUG OR CRIMINAL ACTIVITY

To your knowledge, has there ever been illegal drug or criminal activity within the boundaries of the subject property? ☒ No, ☐ Yes, ☐ Unknown, ☐ N/A

Other Comments: N/A

XXV. MATERIAL DEFECTS.

Are there any Material Defects, including latent defects, affecting the physical condition of the Property? ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

Other Comments: N/A

XXVI. STRUCTURAL SYSTEMS.

Are there any defects with other Structural Systems on the Property? (including but not limited to, exterior walls, floors, driveways, sidewalks, etc.) ☐ No, ☐ Yes, ☒ Unknown, ☐ N/A

Other Comments: N/A

XXVII. ADDITIONAL DISCLOSURES.

THIS WAS MY MOMS HOME WAS QUICK DEEDED
TO ME RON DALTON IN 2023 I NEVER LIVED
AT 1936 ELM ST BUTTE MT 59701. PER ANSWER
WASRE- WITAT

XXVIII. SIGNATURE AREA

Buyer's Signature _____ Date _____
Print Name _____

Buyer's Signature _____ Date _____
Print Name _____

Seller's Signature *Ren Dalton* Date 4.13.2025
Print Name REN DALTON

Seller's Signature _____ Date _____
Print Name _____