



- 54 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic  
55 Tanks, Holding Tanks, and Cesspools)  
56 Pumped 2 years ago.  
57  
58  
59 c. Septic Systems permit in compliance with existing use of Property  
60  
61 Unknown  
62  
63 d. Public Sewer Systems (Clogging and Backing Up)  
64  
65 None  
66  
67 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces,  
68 Central Air Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems,  
69 Gas Leaks, thermostats, Wall/Window AC Evaporator Cooler(s))  
70  
71 No known problems  
72  
73 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality  
74 Laws, Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)  
75  
76 No known problems  
77  
78  
79 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)  
80  
81 OK as far as known.  
82  
83 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors,  
84 Window Screens, Slab(s), Driveways, Sidewalks, Fences, or other basic items)  
85 All but 1 window replaced 2 years ago.  
86  
87  
88 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)  
89  
90 None  
91  
92 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)  
93  
94 None  
95  
96 11. ROOF: (Rain Gutters, Leakage, Deterioration, and Structural Condition)  
97  
98 OK put on 6 years ago  
99  
100 12. PRIVATE WELL AND WATER RIGHTS: (Well Production, Water Quality and Quantity, Water Rights  
101 and Abandoned Wells)  
102  
103 None  
104  
105 13. POOLS, OUTDOOR LIVING, ANCILARY BUILDINGS: Window Screens, Pool, Spa, Pool/Spa Heater,  
106 Hot Tub, Sauna, Patio/Decking, Built-In Barbecue, Gazebo, Fountains, Water features, Underground  
107 Sprinklers systems and controls, Partially landscaped or un-landscaped yard, Garage, Shop, Barn,  
108 Carport  
109 No known problems

1  
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Seller's Property Disclosure 2 of 4

  
Seller's Initials

110 14. Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the property, existing  
111 or proposed, which may causes smoke, smell, noise or other nuisance, annoyance or pollution:

112  
113 No

114  
115 15. ACCESS: (If the property is not on a public street note any Driveway Agreements, Private Easements  
116 and Legal Disputes Concerning Access)

117  
118 OK

119  
120 16. METHAMPHETAMINE: If the Property is inhabitable real property, the Seller represents to the best of  
121 Seller's knowledge that the Property  has  has not been used as a clandestine Methamphetamine  
122 drug lab. If the Property has been used as a clandestine Methamphetamine drug lab, attached are any  
123 documents concerning the use of the Property as a clandestine Methamphetamine drug lab.

124  
125 17. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act,  
126 Seller represents that to the best of Seller's knowledge the Property  has  has not been tested for  
127 radon gas and/or radon progeny and the Property  has  has not received mitigation or treatment for  
128 the same. If the Property has been tested for radon gas and/or radon progeny, attached are any test  
129 results along with any evidence of mitigation or treatment.

130  
131 18. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year  
132 1978, Seller  has  has no knowledge of lead-based paint and/or lead-based paint hazards on the  
133 Property. If Seller has knowledge of lead-based paint and/or lead-based paint hazards on the Property,  
134 attached are all pertinent reports and records concerning that knowledge.

135  
136 19. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the  
137 Seller represents to the best of Seller's knowledge that the Property  has  has not been tested for  
138 mold and that the Property  has  has not received mitigation or treatment for mold. If the Property  
139 has been tested for mold or has received mitigation or treatment for mold, attached are any documents  
140 or other information that may be required under Montana law concerning such testing, treatment or  
141 mitigation.

142  
143 If any of the following items or conditions exist relative to the property, please check the box and  
144 provide details below:

- 145 1.  Asbestos.  
146 2.  Noxious weeds.  
147 3.  Destructive insects such as termites, pine beetles or carpenter ants. (If property has been tested  
148 or treated, attach documentation.)  
149 4.  Common walls, fences and driveways that may have any effect on the subject property.  
150 5.  Encroachments, easements, or similar matters that may affect your interest in the subject  
151 property.  
152 6.  Room additions, structural modifications, or other alterations or repairs made without necessary  
153 permits.  
154 7.  Room additions, structural modifications, or other alterations or repairs not in compliance with  
155 building codes.  
156 8.  Health department or other governmental licensing, compliance or issues.  
157 9.  Landfill (compacted or otherwise) on the property or any portion thereof.  
158 10.  Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area.  
159 11.  Settling, slippage, sliding or other soil problems.  
160 12.  Flooding, draining, grading problems, or French drains.  
161 13.  Major damage to the property or any of the structures from fire, earthquakes, floods, slides, etc.  
162 14.  Waste dump or disposal or landfill or commercial use in the vicinity of the property which causes  
163 smoke, smell, noise or other pollution.  
164 15.  Hazardous or Environmental Waste: Underground storage tanks or sump pits.  
165 16.  Neighborhood noise problems or other nuisances.

\_\_\_\_\_  
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Seller's Property Disclosure 3 of 4

  
\_\_\_\_\_  
Seller's Initials

- 166 17.  Violations of deed restrictions, restrictive covenants or other such obligations.
- 167 18.  Zoning violations, non-conforming uses, violations of "setback" requirements, etc.
- 168 19.  Zoning or land use change planned or being considered by the city or county.
- 169 20.  Street or utility improvement planned that may affect or be assessed against the property.
- 170 21.  Property Owner's association obligations (dues, lawsuits, etc.).
- 171 22.  Proposed increase in the tax assessment value or homeowner's association dues for the property.
- 172 23.  "Common area" problems.
- 173 24.  Tenant problems, defaults or other tenant issues.
- 174 25.  Notices of abatement or citations against the property.
- 175 26.  Lawsuits or legal proceedings (including foreclosures and bankruptcies) involving the Seller or
- 176 threatening or affecting this real property.
- 177 27.  Insurance claims involving property.
- 178 28.  Airport affected area.

179 *There are noxious weeds on the property including pondawasa pine*  
 180 *trees and Leafy Spurge.*

183 Seller certifies that the information herein is true, correct and complete to the best of the Seller's  
 184 knowledge and belief as of the date signed by Seller.

186 Seller *Jackie G Jordan* Date 6/11/2010  
 187 Jackie G Jordan  
 188 Seller *Margaret E. Jordan* Date 6/11/2010  
 189 Margaret E Jordan

192 **Please note the following changes to the foregoing disclosure:**

197 **Date:** \_\_\_\_\_ **Seller signature:** \_\_\_\_\_

199 **BUYER'S ACKNOWLEDGMENT**

201 Subject Property Address: 1353 Selms Road, Bridger, MT 59014

204 **BUYER(S) UNDERSTAND THAT THE FOREGOING DISCLOSURE STATEMENT SETS FORTH ANY**  
 205 **ADVERSE MATERIAL FACTS CONCERNING THE PROPERTY THAT ARE KNOWN TO THE SELLER.**  
 206 **THE DISCLOSURE STATEMENT DOES NOT PROVIDE ANY REPRESENTATIONS OR WARRANTIES**  
 207 **CONCERNING THE PROPERTY, NOR DOES THE FACT THIS DISCLOSURE STATEMENT FAILS TO**  
 208 **NOTE AN ADVERSE MATERIAL FACT CONCERNING A PARTICULAR FEATURE, FIXTURE OR**  
 209 **COMPONENT IMPLY THAT THE SAME IS FREE OF DEFECTS. BUYER(S) IS/ARE ENCOURAGED TO**  
 210 **OBTAIN PROFESSIONAL ADVICE, INSPECTIONS OR BOTH OF THE PROPERTY AND TO PROVIDE**  
 211 **FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH**  
 212 **RESPECT TO ANY ADVICE, INSPECTIONS OR DEFECTS. BUYER(S) ARE NOT RELYING UPON**  
 213 **THIS PROPERTY DISCLOSURE STATEMENT FOR BUYER(S)' DETERMINATION OF THE OVERALL**  
 214 **CONDITION OF THE PROPERTY IN LIEU OF OTHER INSPECTIONS, REPORTS OR ADVICE.**

216 **I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.**

218 Buyer \_\_\_\_\_ Date \_\_\_\_\_

221 Buyer \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days as except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

