



Seller's Property Condition Disclosure
North Dakota Real Estate Commission
 SFN 62358 (07/2025)

1120 College Dr Ste 204
 Bismarck ND 58501
 Phone: (701) 328-9749
 Email: ndrec@nd.gov
 Website: realestatend.org

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 agreement, 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. If the parties are not represented by real estate salesperson or broker, the seller may use this form.

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.

Beginning August 1, 2025, additional disclosure and documentation on radon is required. Refer to North Dakota Century Code 47-10-02.2 for more details.

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. Additional space for disclosure is provided on the last page of this form, and you may attach any additional information as necessary, including any required documents on radon tests and mitigation.

Refer to North Dakota Century Code 47-10-02.1 and 2 for more detail on requirements of the statute.

Name(s) of seller(s) <u>Paden Pechacek</u>		Date	
Address of property being sold <u>4104 Old Red Trail NW</u>	City <u>Mandan</u>	State <u>ND</u>	ZIP Code <u>58554</u>
How long have you owned the property? Number of years: <u>9</u> Number of months: <u>7 months</u>		How long have you occupied the property? <u>9 yrs 7 mths</u>	
		Dates of occupancy <u>9/30/2014</u>	

Initials of seller

PP

Initials of buyer

UNK=unknown

A. Structure		YES	NO	UNK
1	What is the age of the structure? <u>51</u> # of years _____ # of months			
2	Has the structure been altered? (for example, additions, altered roof lines, changes to load-bearing walls)			X
	If "Yes," please specify what was done, when and by whom.			
3	During your ownership, has there been work on the property which required building permits?		X	
3a	If "Yes," was a permit obtained?			
4	Has the property been damaged by fire, smoke, wind, floods, hail, snow, frozen pipes, or broken water line?	X		
	If "Yes," explain: <u>Hail damage in 2019 and 2023, repaired</u>			
5	Does the roof leak or has it leaked in the past?	X		
	If "Yes," explain: <u>garage roof has some small leaks. completed repairs 2019</u>			
6	Has there been any damage from condensation or ice buildup?			X
	If "Yes," explain:			
7	Is there any dry rot in the structure?			X
	If "Yes," explain:			
8	Has the siding been damaged?	X		
	If "Yes," explain: <u>hail damage 2019 & 2023, replaced</u>			
9	Has the flooring or floors been damaged?			X
	If "Yes," explain:			
10	Has there been damage to windows?	X		
	If "Yes," explain: <u>windows leaked air and were replaced in 2019</u>			
11	Has there been damage to doors?	X		
	If "Yes," explain: <u>Hail damage, replaced in 2017</u>			
12	Are the rain gutters and downspouts functional?	X		
	If "No," explain:			

Initials of seller



Initials of buyer

UNK=unknown

A. Structure, <i>continued</i>		YES	NO	UNK
13	Has there been damage to the roof or shingles?	☒	☐	☐
	If "Yes," explain: <i>Hail damage in 2019 and 2023</i>			
14	Have you been paid for damage claims by insurance coverage?	☒	☐	☐
	If "Yes," explain: <i>Repaired all damage</i>			
15	Has there been any water damage to the structure?	☐	☐	☒
	If "Yes," explain:			
16	Are there cracks in the floor or walls of the basement?	☐	☒	☒
	If "Yes," explain:			
17	Is a drain or sump pump installed and working properly?	☐	☒	☐
	If "No," explain: <i>was not needed for this basement</i>			
18	Are there cracks in the driveway, garage floor, sidewalks, patio, or other outside hard surface areas?	☒	☐	☐
	If "Yes," explain: <i>Concrete cracks in driveway & garage</i>			
19	Are there additional property conditions that have not been described above (for example, uneven floors, material cracks or settling, shifting, deterioration, or other problems with the foundation, floors, or walls)?	☐	☐	☒
	If "Yes," explain:			
20	Has there been any other damage to the interior or exterior of the structure from any cause?	☐	☐	☒
	If "Yes," explain:			

UNK=unknown

B. Water and Sewer		YES	NO	UNK
1	What is the source of household water? ☒ City ☐ Well ☐ Rural	What is the type of sewer system? ☒ City ☐ Septic tank with drain field		
2	Is the sewer system in working order? ☒ Yes ☐ No ☐ Unknown If "No," explain:			

Initials of seller

Initials of buyer

UNK=unknown

B. Water and Sewer, <i>continued</i>		YES	NO	UNK
3	Have you had problems such as back up, leakage, or other problems with sewer or septic systems?		X	
	If "Yes," explain:			
4	Have there been any plumbing leaks?		X	
	If "Yes," explain:			
5	Are the toilets functioning properly?	X		
	If "No," explain:			
6	Have you had clogged drains?			X
	If "Yes," explain:			
7	Is there a water well/s on the property?			X
8	Are there any shut off, disconnected, or abandoned wells, underground water, or sewer tanks on the property?			X

UNK=unknown

C. Electrical and Mechanical		YES	NO	UNK
1	Are there any electrical outlets, switches, and utilities not in proper working order?		X	
	If "Yes," explain:			
2	Have you had any problems with the electrical system?		X	
	If "Yes," explain:			
3	Have you had any problem with the heating system?	X		
	If "Yes," explain: Replaced in 2019			
4	Have you had any problem with the water heater?	X		
	If "Yes," explain: Replaced in 2024			
5	Have you had any problem with the air conditioning?	X		
	If "Yes," explain: Replaced in 2019			
6	Have you had any problems with the fireplace? (Mark NA in "NO" if the property does not include a fireplace.)		X	
	If "Yes," explain:			

Initials of seller

PP

Initials of buyer

SFN 62358 (07/2025)
Page 5 of 8

UNK=unknown

D. Environmental Conditions		YES	NO	UNK
1	Are there underground storage tanks?		X	
2	Are there asbestos-containing materials in the property?		X	
	If "Yes," explain:			
3	Are there any lead hazards (such as lead paint, lead pipes, lead in soil)?			X
	If "Yes," attach all available records and reports about lead-based hazards.			
4	Has the property been tested for radon?		X	
	RADON GAS IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL GUIDELINES HAVE BEEN FOUND IN BUILDINGS ON RESIDENTIAL REAL PROPERTY IN NORTH DAKOTA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR LOCAL PUBLIC HEALTH UNIT OR THE STATE DEPARTMENT OF ENVIRONMENTAL QUALITY. If "Yes," when (exact or approximate date/s)? _____ If "Yes," attach a copy of the test results reasonably available to or in the seller's possession, and evidence of mitigation to the buyer before executing an agreement to sell or transfer the property. Signatures directly below acknowledge that 1) the seller disclosed to the buyer in writing any knowledge the seller has of radon concentrations on the property, and 2) the seller has attached a copy of test results and evidence of mitigation as described above, and 3) the buyer has received this written disclosure. Signature of seller <u>Paden Pechacek</u> 07/01/26 Signature of buyer _____ See NDCC 47-10-02.2 for details.			
5	Are there or have there been any rodent, animal, or insect infestations?			X
	If "Yes," explain:			
6	Are there or have there been pets on the property?	X		
	If "Yes," explain: Cats & dogs from occasional visitors			
7	Are there drainage or flood issues?		X	
	If "Yes," explain:			

Initials of seller

PP

Initials of buyer

SFN 62358 (07/2025)
Page 6 of 8

UNK=unknown

D. Environmental Conditions, <i>continued</i>		YES	NO	UNK
8	Has there been flooding on the property?		X	
	If "Yes," explain:			
9	Is the property in a flood zone?		X	
	If "Yes," explain:			
10	Are you aware of any manufacture, storage, or use of methamphetamines on the property?		X	
	If "Yes," explain:			
11	Is there visible evidence, or are you aware of mold growth in basement, closets, bathrooms, or any other areas of the property?		X	
	If "Yes," explain:			

UNK=unknown

E. Land Use		YES	NO	UNK
1	Is the property subject to any deed restrictions, covenants, or reservations?			X
	If "Yes," explain:			
2	Is the property subject to any easements, shared driveways, party walls, or encroachments from or on adjacent property?		X	
	If "Yes," explain:			
3	Are there any existing leases?		X	
	If "Yes," explain:			
4	Is there a homeowners' association that has authority over the property?		X	
	If "Yes," explain:			

This form continues on the next 2 pages.

Initials of seller

PP

Initials of buyer

F. Systems and Appliances

Mark "Yes" if listed item is in working order, "No" if it does not work, and "NA" if not applicable. * Use the space at the end of the list to provide explanations for any items that do not work, and to provide any other comments.

		In working order:					In working order:		
		YES	NO*	NA			YES	NO*	NA
1	Air conditioner	X			26	Landscape lighting			X
2	Air exchanger			X	27	Lawn sprinkler system	X		
3	Attic fan	X			28	Microwave oven	X		
4	Bathroom vent fans	X			29	Oven	X		
5	Built-in vacuum system			X	30	Plumbing systems	X		
6	Carbon monoxide detectors	X			31	Plumbing fixtures & mechanisms	X		
7	Ceiling fans	X			32	Pool			X
8	Clothes washer	X			33	Range	X		
9	Clothes dryer	X			34	Range exhaust hood	X		
10	Central heating system	X			35	Refrigerator	X		
11	Dehumidifier			X	36	Satellite dish			X
12	Dishwasher	X			37	Sauna			X
13	Doorbell	X			38	Security system			X
14	Drain tile system			X	39	Septic tank			X
15	Electrical systems	X			40	Smoke detectors	X		
16	Fireplace	X			41	Steam room/shower			X
17	Freezer			X	42	Sump pump			X
18	Gas grill			X	43	Television cable			X
19	Garbage disposal			X	44	Trash compactor			X
20	Garage door opener	X			45	Washer & dryer hookups	X		
21	Heating stove			X	46	Water heater	X		
22	Hot tub			X	47	Water treatment systems			X
23	Humidifier			X	48	Window air conditioners			X
24	Internet cable	X			49	Window treatments	X		
25	In-wall speakers			X	50	Other			

* Use the space below to explain or comment on items on the list directly above. Identify listed items by number as well as by item name.

Initials of seller

PP

Initials of buyer

SFN 62358 (07/2025)
Page 8 of 8

ADDITIONAL DISCLOSURES:

This space is provided for any additional disclosures not included above and for further explanation. Attach additional pages and documents as necessary.

As the seller you are required to disclose all material facts of which you are aware that could adversely and significantly affect an ordinary buyer's use and enjoyment of the property or any intended use of the property you are aware.

This written disclosure must include latent defects, general condition, environmental issues, structural systems, and mechanical issues regarding the property. ***You must make the written disclosure in good faith and based upon the best of your knowledge at the time of the disclosure.***

ACKNOWLEDGEMENTS:

The Seller acknowledges that this disclosure was made in good faith and based upon the best of the Seller's knowledge at the date listed below.

Seller	 <i>Paden Pechacek</i>	Date	07/01/26
Seller		Date	

The Buyer/Prospective Buyer acknowledges receipt of this Property Condition Statement. The Buyer acknowledges that Buyer has been advised to verify the information listed in this statement independently. THE BUYER ACKNOWLEDGES AND UNDERSTANDS THAT THIS DOCUMENT IS NOT INTENDED TO BE A WARRANTY OF ANY KIND OR A SUBSTITUTE FOR ANY INSPECTION OF THE PROPERTY THE BUYER MAY WISH TO OBTAIN.

Buyer	Date
Buyer	Date

Brokerage firm(s) that represent(s) or assist(s) a party/parties to the transaction shall retain a copy of the written disclosure completed and signed by the seller and signed by the prospective buyer.

Initials of seller _____

Initials of buyer _____