



North Dakota Real Estate Commission  
**Seller's Property Disclosure Form**

[www.realestatend.org](http://www.realestatend.org)

2019.07.31

**North Dakota law requires a written property disclosure for the sale, exchange, or purchase of real property if:**

- (1) a real estate broker, real estate broker associate, or real estate salesperson who is associated with a real estate brokerage firm represents or assists a party to the transaction; and
- (2) the real property is an owner-occupied primary residence located in North Dakota being sold or exchanged by the owner.

Before the parties sign an 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 of which 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.

The written disclosure must include latent defects, general condition, environmental issues, structural systems, and mechanical issues regarding the property. The seller shall make the written disclosure in good faith and based upon the best of the seller's knowledge at the time of the disclosure.

*North Dakota Century Code 47-10-02.1*

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.

Today's date:	<u>7/18/2023</u>	
Name/s of seller/s:	<u>Leslie Manstrom Estate</u>	
Address of property being sold:	<u>11446 43rd St SE</u>	
	<u>Valley City, ND 58072</u>	
How long have you owned the property? State in number of years and months.	<u>45</u> # of years	# of months
How long have you occupied the property? Provide dates of occupancy.	<u>45 years until 4/21/23</u>	

Initials of seller BAH

Initials of buyer \_\_\_\_\_

UNK=unknown

A. Structure		YES	NO	UNK
1	What is the age of the structure? _____ # of years _____ # of months <i>Built in the 1950's</i>			X
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. <i>Attached garage added onto southside of house in the late 1990's</i>			
3	During your ownership, has there been work on the property which required building permits?			X
	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:			
5	Does the roof leak or has it leaked in the past?		X	
	If "Yes," explain:			
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:			
9	Has the flooring or floors been damaged?		X	
	If "Yes," explain:			
10	Has there been damage to windows?		X	
	If "Yes," explain: <i>The windows are approximately 30 years old.</i>			
11	Has there been damage to doors?		X	
	If "Yes," explain:			
12	Are the rain gutters and downspouts functional?	X		
	If " <u>No</u> ," explain:			

Initials of seller BAH

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:		X	
14	Have you been paid for damage claims by insurance coverage? If "Yes," explain:		X	
15	Has there been any water damage to the structure? If "Yes," explain:		X	
16	Are there cracks in the floor or walls of the basement? If "Yes," explain: <i>The cement basement floor has cracks and some loose rocky</i>	X		
17	Is a drain or sump pump installed and working properly? If "No," explain:	X		
18	Are there cracks in the driveway, garage floor, sidewalks, patio, or other outside hard surface areas? If "Yes," explain:		X	
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: <i>There are no major structural defects I'm aware of. It is an old farmhouse, there has been some settling and shifting</i>			X
20	Has there been any other damage to the interior or exterior of the structure from any cause? If "Yes," explain:		X	

UNK=unknown

B. Water and Sewer		YES	NO	UNK
1	What is the source of household water? <i>Circle one:</i> city well <u>rural</u>			
2	What is the type of sewer system? <i>Circle one:</i> city <u>septic tank with drain field</u>			
3	Is the sewer system in working order? If "No," explain:	X		

Initials of seller BAAH

Initials of buyer \_\_\_\_\_

UNK=unknown

B. Water and Sewer, <i>continued</i>		YES	NO	UNK
4	Have you had problems such as back up, leakage, or other problems with sewer or septic systems? If "Yes," explain:			X
<i>I'm not aware of any septic issues.</i>				
5	Have there been any plumbing leaks? If "Yes," explain:		X	
6	Are the toilets functioning properly? If "No," explain:	X		
7	Have you had clogged drains? If "Yes," explain:	X		
<i>The kitchen sink requires Drano/Liquid Plumber occasionally</i>				
8	Is there a water well/s on the property?	X		
9	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, utilities not in proper working order? If "Yes," explain:			X
<i>Some outlets do not have electrical outlet covers</i>				
2	Have you had any problems with the electrical system? If "Yes," explain:		X	
3	Have you had any problem with the heating system? If "Yes," explain:		X	
<i>Bakkegard and Schell of Valley City checked AC 7/10/23 and furnace. New element replaced winter 2022-2023 in furnace.</i>				
4	Have you had any problem with the water heater? If "Yes," explain:		X	
<i>New water heater placed early 2023</i>				
5	Have you had any problem with the air conditioning? If "Yes," explain:	X		
<i>7/10/23 Bakkegard and Schell added new coolant to Air conditioner and checked cooling system</i>				
6	Have you had any problem with the fireplace? (Mark NA in "NO" if the property does not include a fireplace.) If "Yes," explain:		X	

Initials of seller BKH

Initials of buyer \_\_\_\_\_

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	
	If "Yes," when and what were the results?			
5	Are there or have there been any rodent, animal, or insect infestations?			X
	If "Yes," explain: <i>There were never any mice issues when I lived at the property but I did find multiple traps placed by my Dad. The only place I found mice evidence was in the</i> →			
6	Are there or have there been pets on the property?	X		
	If "Yes," explain: <i>A dog had lived on the property until around 2010-2011</i>			
7	Are there drainage or flood issues?			X
	If "Yes," explain: <i>Possible seepage in basement in the spring with winter thaw or with heavy rainfall. There is a sump pump in the basement.</i>			
8	Has there been flooding on the property?		X	X
	If "Yes," explain: <i>There is evidence of water/mud in the one room in the basement that is somewhat finished. I do not recall when this would have happened, possibly mid 1990s?</i>			
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: <i>I have sprayed a bleach solution around the basement along walls and corners where moisture had been. There is some staining to ceiling of one room in the basement which has a finished ceiling. This could possibly have been mold when there was increased moisture one spring. This has also been sprayed with bleach.</i>			

Initials of seller BLH

Initials of buyer \_\_\_\_\_

UNK=unknown

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

This form continues on the next 2 pages.

Initials of seller BAH

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			
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 BAH

Initials of buyer \_\_\_\_\_

**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 of which 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.**

*The closet light in the upstairs west bedroom must be turned on in order to supply power to the jet tub and to the light/fan near the shower in the upstairs bathroom. The bathroom had been expanded into this bedroom so they share some of the same electrical work.*

**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>Bethany Harro PR Leslie Manstoun Estate</i>	Date:	<i>7/18/23</i>
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 firms for both the seller and the buyer are required to retain a copy of the written disclosure completed and signed by the seller and signed by the prospective buyer.*

Initials of seller *BSAH*

Initials of buyer \_\_\_\_\_