



MONTANA ASSOCIATION OF REALTORS® PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)



1 Date: 08/11/2023
 2
 3 Property: 214 N. Main St. Kalispell MT 59901
 4 Seller(s): Northwest Montana Human Resources, Inc., a Montana Corporation
 5 Seller Agent: David Gregory Stone
 6

7 Concerning adverse material facts, Montana law provides that a seller agent is obligated to:

- 8
- 9 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known
- 10 to the seller agent, except that the seller agent is not required to inspect the property or verify any statements
- 11 made by the seller; and
- 12 • disclose to a buyer or the buyer agent when the seller agent has no personal knowledge of the veracity of
- 13 information regarding adverse material facts that concern the property.
- 14

15 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement (Commercial) that
 16 has been completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).
 17 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement
 18 (Commercial), **except as set forth below**, the Seller Agent has no personal knowledge:

- 19 (i) about adverse material facts that concern the Property or
- 20 (ii) regarding the veracity (accuracy) of any information regarding adverse material facts that concern
- 21 the Property

22 See attached preventative maintenance worksheet. Owner has
 23 verification that all items have occurred for "many, many years."
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29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any,
 30 is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by
 31 the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property
 32 and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to
 33 any advice, inspections or defects.

34 Seller Agent Signature: *David Gregory Stone*
 35 David Gregory Stone
 36
 37 Dated: 08/31/23
 38

39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Commercial).

40
 41 Buyer Agent: _____
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 43 Buyer Agent Signature: _____
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 45 Dated: _____
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 47 Buyer Signature: _____
 48
 49 Dated: _____

**OWNER'S PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)
MONTANA ASSOCIATION OF REALTORS® STANDARD FORM**



1 Date: 08/11/2023

2
3 The undersigned Owner is the owner of certain real property located at _____
4 214 N. Main St., in the City of Kalispell,
5 County of Flathead, Montana, which real property is legally described as:
6 **Kal Lot:3-4-5-S 5'2 Block:55**

7
8
9
10 (hereafter the "Property"). Owner executes this Disclosure Statement to disclose to prospective buyers all adverse
11 material facts which concern the Property. Montana law defines an adverse material fact as a fact that should be
12 recognized as being of enough significance as to affect a person's decision to enter into a contract to buy or sell real
13 property and may be a fact that materially affects the value of the Property, that affects the structural integrity of the
14 Property, or that presents a documented health risk to occupants of the Property.

15
16 **OWNER'S DISCLOSURE**

- 17
18 Owner has never occupied the Property.
19 Owner has not occupied the Property since _____ (date).

20
21 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
22 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
23 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify and
24 hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property, harmless
25 from all claims for damages based upon the disclosures made in this Disclosure Statement along with the failure of the
26 Owner to disclose any adverse material facts known to the Owner.

27
28 This information is a disclosure by the Owner of known adverse material facts concerning the Property as of the above
29 date. **It is not a warranty or representation of any kind by the Owner and it is not a contract between Owner and
30 buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to obtain.**

31 Please describe any adverse material facts concerning the items listed, or other components, fixtures or matters.

32
33 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor,
34 Freezer, Washer, Dryer) None.

35
36
37
38 2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Water Heater,
39 Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V. Antenna, Satellite Dish, Central sound
40 systems, Wiring for phone, cable and internet, Security Alarms, Fire Alarms, Smoke Detectors, Garage Door
41 Openers, and Security Gates)

42
43 No known issues. Fire alarm and downstairs suppression system regularly serviced and in compliance. All wiring for
44 phone, cable and internet is adequate to support office activity. Current over 30 employees have fully supported workspace
stations.

_____/_____
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Owner's Initials



- 45 3. ELECTRICAL SYSTEM: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and Overloads)
- 46 Breaker boxes were all updated in October 2020. Lighting upgraded to LED in 2020. Breakers updated
- 47 in 2019. Safety light installation for exits updated in 2019.
- 48
- 49 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
- 50 a. Faucets, fixtures, etc.
- 51 New bathroom added in 2019. Toilets, 5 of 9, replaced in 2020.
- 52
- 53
- 54 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
- 55 Tanks, Grease Traps, Oil/Water Separators and Cesspools)
- 56 No known hazards.
- 57
- 58
- 59 c. Septic Systems permit in compliance with existing use of Property
- 60 N/A
- 61
- 62
- 63 Date Septic System was last pumped? _____
- 64
- 65 d. Public Sewer Systems (Clogging and Backing Up)
- 66 _____
- 67
- 68
- 69 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
- 70 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
- 71 Thermostats, Wall/Window AC, Evaporator Coolers, Humidifiers, Propane tanks)
- 72 Full system upgrade in 2018. New furnace and A/C.
- 73 HVAC cleaning and duct vacuuming is done every 3- 5 years; last done in 2020.
- 74
- 75 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
- 76 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)
- 77 _____
- 78
- 79
- 80 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)
- 81 _____
- 82
- 83
- 84 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
- 85 Screens, Slabs, Driveways, Sidewalks, Fences)
- 86 New carpet in 2021 upstairs. New herring bone flooring basement in 2021. All new updated windows on
- 87 store front in 2019.
- 88 New electric front doors 2019. New rear doors 2020.
- 89 _____
- 90
- 91
- 92
- 93 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
- 94 None known
- 95 _____
- 96
- 97 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
- 98 _____
- 99 _____

_____/_____
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100 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
101 Full replacement of roof occurred in 2007. Regular maintenance with records for reference.

102 _____
103 _____
104 _____

106 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
107 _____
108 _____

110 a. Private well
111 _____
112 _____

114 b. Public or community water systems
115 _____
116 _____

118 13. ANCILLARY BUILDINGS: (Window Screens, Underground Sprinklers systems and controls, Partially landscaped
119 or un-landscaped yard)
120 _____
121 _____

123 14. Waste dump or disposal or landfill or gravel pit or commercial use in the vicinity of the Property, existing or proposed,
124 which may cause smoke, smell, noise or other nuisance, annoyance or pollution:
125 _____
126 _____

128 15. ACCESS: (If the Property is not on a public street note any Driveway Agreements, Private Easements and Legal
129 Disputes Concerning Access)
130 Access to roof can be done directly via ladder or with permission from neighboring property owner. There are no
131 written agreements for this access as it is done only as needed.
132 _____

133 16. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
134 _____
135 _____

137 17. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
138 knowledge that the Property has has not been used as a clandestine Methamphetamine drug lab and
139 has has not been contaminated from smoke from the use of Methamphetamine. If the Property has been
140 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of Methamphetamine,
141 Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine Disclosure Notice" and
142 provide any documents or other information that may be required under Montana law concerning the use of the
143 Property as a clandestine Methamphetamine drug lab or the contamination of the Property from smoke from the
144 use of Methamphetamine.
145

146 18. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner represents
147 that to the best of Owner's knowledge the Property has has not been tested for radon gas and/or radon
148 progeny and the Property has has not received mitigation or treatment for the same. If the Property has
149 been tested for radon gas and/or radon progeny, attached are any test results along with any evidence of mitigation
150 or treatment.

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Owner's Initials

- 151 19. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner
- 152 has has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has
- 153 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports
- 154 and records concerning that knowledge.
- 155
- 156 20. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner
- 157 represents to the best of Owner's knowledge that the Property has has not been tested for mold and that
- 158 the Property has has not received mitigation or treatment for mold. If the Property has been tested for mold
- 159 or has received mitigation or treatment for mold, attached are any documents or other information that may be
- 160 required under Montana law concerning such testing, treatment or mitigation.

161
162 **If any of the following items or conditions exist relative to the Property, please check the box and provide**

- 163 **details below.**
- 164 1. Asbestos.
- 165 2. Noxious weeds.
- 166 3. Pests, rodents.
- 167 4. Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or
- 168 treated, attach documentation.)
- 169 5. Common walls, fences and driveways that may have any effect on the Property.
- 170 6. Encroachments, easements, or similar matters that may affect your interest in the Property.
- 171 7. Building additions, structural modifications, or other alterations or repairs made without necessary permits
- 172 or association and architectural committee permission.
- 173 8. Building additions, structural modifications, or other alterations or repairs not in compliance with building codes.
- 174 9. Health department or other governmental licensing, compliance or issues.
- 175 10. Landfill (compacted or otherwise) on the Property or any portion thereof.
- 176 11. Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work
- 177 conducted by Seller in or around any natural bodies of water.
- 178 12. Settling, slippage, sliding or other soil problems.
- 179 13. Flooding, draining, grading problems, or French drains.
- 180 14. Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
- 181 15. Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke,
- 182 smell, noise or other pollution.
- 183 16. Hazardous or Environmental Waste: Underground storage tanks or sump pits.
- 184 17. Neighborhood noise problems or other nuisances.
- 185 18. Violations of deed restrictions, restrictive covenants or other such obligations.
- 186 19. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.
- 187 20. Zoning, Historic District or land use change planned or being considered by the city or county.
- 188 21. Street or utility improvement planned that may affect or be assessed against the Property.
- 189 22. Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
- 190 23. Proposed increase in the tax assessment value or homeowner's association dues for the Property.
- 191 24. "Common area" problems.
- 192 25. Tenant problems, defaults or other tenant issues.
- 193 26. Notices of abatement or citations against the Property.
- 194 27. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the Property.
- 195 28. Airport affected area.
- 196 29. Animal damage.
- 197 30. Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases
- 198 or reservations.
- 199 31. Environmental Phase I, II or III and any environmental reports or remediation records or known
- 200 Environmental conditions
- 201 32. Railroad leases affecting the Property .
- 202 33. Other matters as set forth below.

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Owner's Initials



203 Additional details:

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249
250 Owner certifies that the information herein is true, correct and complete to the best of the Owner's knowledge and belief
251 as of the date signed by Owner.

252 Authentisign
 253 Tracy Diaz, Executive Director _____ 09/01/23
 254 Owner's Signature Tracy Diaz, Executive Director Date

255 _____
 256 _____
 257 Owner's Signature Date

BUYER'S/LESSEE'S ACKNOWLEDGEMENT

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Subject Property Address: 214 N. Main St. Kalispell MT 59901
Kal Lot:3-4-5-S 5'2 Block:55

Buyer(s)/Lessee(s) understand that the foregoing disclosure statement sets forth any adverse material facts concerning the Property that are known to the Owner. The disclosure statement does not provide any representations or warranties concerning the Property, nor does the fact this disclosure statement fails to note an adverse material fact concerning a particular feature, fixture or element imply that the same is free of defects.

Buyer(s)/Lessee(s) is/are encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a contract between buyer(s) and owner(s) with respect to any advice, inspections or defects. Buyer(s) are not relying upon this property disclosure statement for buyer(s)' determination of the overall condition of the Property in lieu of other inspections, reports or advice.

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

Buyer's/Lessee's Signature Date

Buyer's/Lessee's Signature Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.

CAPNM MAINTENANCE SCHEDULE

ANNUALLY

Date last completed

Exterior	Windows	Wash / Inspected - VENDOR TO COMPLETE	
	Doors	Check Weather Stripping, Locks, Paint - WX TO COMPLETE	
	Building	Inspect brick, Condition of paint - WX TO COMPLETE	
	Signage	Check for chipping, Peeling, Fading - STAFF TO COMPLETE	
Fire & Safety	Fire Extinguishers	Checked / Serviced - VENDOR TO COMPLETE	
	Smoke Detectors / Alarms	Checked / Serviced - VENDOR TO COMPLETE	
	Sprinklers	Checked / Serviced - VENDOR TO COMPLETE	
HVAC	AC Service	Checked / Serviced - VENDOR TO COMPLETE	
	Heating Service	Checked / Serviced - VENDOR TO COMPLETE	
Miscellaneous	Basement Storage	Clean / Organized - STAFF (ALL) TO COMPLETE	
	RO Water Maintenance	CULLIGAN TO COMPLETE	
	Agency Cars	Plate Renewals - COLIN (FISCAL) TO COMPLETE	
	Refrigerator	Filter Replacement - COLIN TO COMPLETE	
HVAC		AIR-PRO COMPLETED HVAC CLEANING ON 7/30/2020	
		EVERY 3-5 YEARS	
Interior	Duct Work	Cleaning (last completed 7/2019) VENDOR TO COMPLETE	
	Carpeting	Cleaning - VENDOR TO COMPLETE	
	Elevator	Preventative Maintenance	
	Awning	Cleaned / Inspected - VENDOR TO COMPLETE	

CAPNM MAINTENANCE SCHEDULE

QUARTERLY

Date last completed

Category	Activity	Description	Date 1	Date 2	Date 3	Date 4
HVAC	Filters	Change Filter				
Miscellaneous	AED	Checked - SAFETY COMMITTEE TO COMPLETE				

CAPNM FALL SCHEDULE

Date last completed

Category	Activity	Description	Date 1	Date 2
Exterior	Signage	Inspect, Clean, repair - COLIN / JANITOR TO COMPLETE		
Interior	Schred	Schedule Document Schredding - VENDOR TO COMPLETE		

CAPNM SPRING SCHEDULE

Date last completed

Category	Activity	Description	Date 1	Date 2
Exterior	Signage	Inspect, Clean, Repair - COLIN / JANITOR TO COMPLETE		
Miscellaneous	Schred	Schedule Document Schredding - VENDOR TO COMPLETE		