

MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT (COMMERCIAL)



1 Date: 09/15/2023
2
3 Property: 1531 National Avenue Helena MT 59601
4 Seller(s): Helena Area Habitat for Humanity
5 Seller Agent: Breana Buettner and Alice Santos
6

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

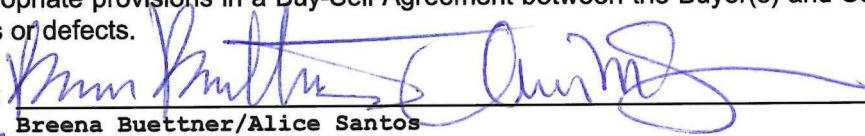
- 8 • disclose to a buyer or the buyer agent any adverse material facts that concern the property and that are known
9 to the seller agent, except that the seller agent is not required to inspect the property or verify any statements
10 made by the seller; and
11 • disclose to a buyer or the buyer agent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

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

23 _____
24 _____
25 _____
26 _____
27 _____
28

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
35 Seller Agent Signature: 
36 Breana Buettner/Alice Santos

37 Dated: 9/15/23

38
39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement (Commercial).

40 Buyer Agent: _____

41 Buyer Agent Signature: _____

42 Dated: _____

43 Buyer Signature: _____

44 Dated: _____
45
46
47
48
49

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



1 Date: 09/15/2023

2
3 The undersigned Owner is the owner of certain real property located at _____
4 1531 National Avenue, in the City of Helena,
5 County of Lewis & Clark, Montana, which real property is legally described as:
6 GRAND AVE ADDN, S30, T10 N, R03 W, BLOCK 8, NW PT LTS 5, 6 & 13

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

- 33
34 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor,
35 Freezer, Washer, Dryer)

36 _____
37 _____

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

43 _____
44 _____

_____/_____
Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
Owner's Property Disclosure Statement (Commercial), October 2021
Page 1 of 6

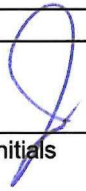
_____/_____
Owner's Initials

- 45 3. ELECTRICAL SYSTEM: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and Overloads)
 46 _____
 47 _____
 48 _____
 49 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)
 50 a. Faucets, fixtures, etc.
 51 _____
 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 _____
 57 _____
 58 _____
 59 c. Septic Systems permit in compliance with existing use of Property
 60 _____
 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 _____
 73 _____
 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 _____
 87 _____
 88 _____
 89 _____
 90 _____
 91 _____
 92 _____
 93 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)
 94 _____
 95 _____
 96 _____
 97 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
 98 _____
 99 _____

_____/_____
 Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
 Owner's Property Disclosure Statement (Commercial), October 2021
 Page 2 of 6

_____/_____
 Owner's Initials



- 100 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
 101 _____
 102 _____
 103 _____
 104 _____
 105 _____
 106 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
 107 _____
 108 _____
 109 a. Private well
 110 _____
 111 _____
 112 _____
 113 b. Public or community water systems
 114 _____
 115 _____
 116 _____
 117 _____
 118 13. ANCILLARY BUILDINGS: (Window Screens, Underground Sprinklers systems and controls, Partially landscaped
 119 or un-landscaped yard)
 120 _____
 121 _____
 122 _____
 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 _____
 127 _____
 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 _____
 131 _____
 132 _____
 133 16. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
 134 _____
 135 _____
 136 _____
 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.

_____/_____
 Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
 Owner's Property Disclosure Statement (Commercial), October 2021
 Page 3 of 6


 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.

_____/_____
 Buyer's or Lessee's Initials

© 2021 Montana Association of REALTORS®
 Owner's Property Disclosure Statement (Commercial), October 2021
 Page 4 of 6

 Owner's Initials

203 Additional details:

204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257

See additional documents

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

Owner's Signature Helena Area Habitat for Humanity

9-15-2023
Date

Owner's Signature _____

Date

_____/_____
Buyer's or Lessee's Initials

258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280

BUYER'S/LESSEE'S ACKNOWLEDGEMENT

Subject Property Address: 1531 National Avenue Helena MT 59601
GRAND AVE ADDN, S30, T10 N, R03 W, BLOCK 8, NW PT LTS 5, 6 & 13

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.