

MONTANA ASSOCIATION OF REALTORS®  
PROPERTY DISCLOSURE STATEMENT



1 Date: 4-24-2023  
2  
3 Property: 21140 Whitetail Ridge Huson MT 59846  
4 Seller(s): Christopher C Curtice Jennifer L Curtice  
5 Seller Agent: Christopher Curtice  
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  
9 known to the seller agent, except that the seller agent is not required to inspect the property or verify any  
10 statements 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 The Seller Agent identified above is providing the attached Owner's Property Disclosure Statement that has been  
15 completed and signed by the Seller(s), if one has been made available to the Seller Agent by the Seller(s).  
16 Regardless of whether Seller(s) has/have provided Seller Agent with an Owner's Property Disclosure Statement,  
17 **except as set forth below**, the Seller Agent has no personal knowledge:

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

22  
23 Seller is the Listing Agent of the Property for Sale  
24 Chris Curtice is a Licensed Real Estate Agent in the State of MT  
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 Christopher Curtice  
37 Dated: 4/24/2023  
38

39 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.  
40  
41 Buyer Agent: \_\_\_\_\_  
42  
43 Buyer Agent Signature: \_\_\_\_\_  
44  
45 Dated: \_\_\_\_\_  
46  
47 Buyer Signature: \_\_\_\_\_  
48  
49 Dated: \_\_\_\_\_

OWNER'S PROPERTY DISCLOSURE STATEMENT  
MONTANA ASSOCIATION OF REALTORS® STANDARD FORM



1 Date: 4-24-2023

2  
3 The undersigned Owner is the owner of certain real property located at \_\_\_\_\_  
4 21140 Whitetail Ridge, in the City of Huson,  
5 County of Missoula, Montana, which real property is legally described as:  
6 S10, T15N, R22W, COS 179, Parcel 2C, IN NE4  
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 **OWNER'S DISCLOSURE**

- 16  
17  Owner has never occupied the Property.  
18  Owner has not occupied the Property since 10/10/2020 (date).  
19  
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  
24 and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property,  
25 harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the  
26 failure of the 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  
29 above date. It is not a warranty or representation of any kind by the Owner and it is not a contract between  
30 Owner and buyer. This disclosure statement is not a substitute for any inspections the buyer may wish to  
31 obtain.  
32

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

- 34  
35 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor,  
36 Freezer, Washer, Dryer)  
37 All Kitchen Appliances were replaced in December 2020  
38  
39  
40 2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Central Vacuum  
41 System and components, Water Heater, Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V.  
42 Antenna, Satellite Dish, Central sound systems, Wiring for phone, cable and internet, Security Alarms, Fire  
43 Alarms, Smoke Detectors, Garage Door Openers, and Security Gates)  
44 Water Conditioning System - Salt Softener, RO, UV Light, etc  
45 are serviced Annually by Culligan of Missoula  
StarLink Internet Service is set up for the Property

\_\_\_\_\_  
Buyer's or Lessee's Initials

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C.C. J.C.  
Owner's Initials

- 46 3. ELECTRICAL SYSTEM: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and Overloads)  
 47 All tested, Serviced and in good working order  
 48 \_\_\_\_\_  
 49 \_\_\_\_\_
- 50 4. PLUMBING: (Including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)  
 51 a. Faucets, fixtures, etc.  
 52 Toilets, Faucets, Drains, Showerheads have all been  
 53 replaced between 2021 to Present  
 54 \_\_\_\_\_
- 55 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding  
 56 Tanks, and Cesspools)  
 57 Good Working Order → <sup>c.c.</sup> Tank will be pumped  
 58 before Closing and Report Provided to Buyers  
 59 \_\_\_\_\_
- 60 c. Septic Systems permit in compliance with existing use of Property  
 61 Yes  
 62 \_\_\_\_\_
- 63 \_\_\_\_\_
- 64 Date Septic System was last pumped?  
 65 2019? Will be pumped again  
 66 before Closing  
 67 \_\_\_\_\_
- 68 d. Public Sewer Systems (Clogging and Backing Up)  
 69 NA  
 70 \_\_\_\_\_
- 71 \_\_\_\_\_
- 72 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air  
 73 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,  
 74 Thermostats, Wall/Window AC Evaporator Coolers, Humidifiers, Propane tanks)  
 75 Gas Forced Air, in Addition to Electric Heat Pump (Air Source)  
 76 ↓ Central A/C - Filters Changed 2x Per Year  
 77 \_\_\_\_\_
- 78 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,  
 79 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)  
 80 Wooding Burning Stove in living Room and Chimney  
 81 is in good working order  
 82 \_\_\_\_\_
- 83 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)  
 84 No Known Issues - Garage Ceiling Surrounding Boxes  
 85 Room is not yet fully Insulated  
 86 \_\_\_\_\_
- 87 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window  
 88 Screens, Slabs, Driveways, Sidewalks, Fences)  
 89 No Known Issues  
 90 \_\_\_\_\_
- 91 \_\_\_\_\_
- 92 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water, and Fuel Tanks)  
 93 Crawl Space Only - 2 Functioning Sump Pumps remove  
 94 any water from Spring Melt, etc.  
 95 \_\_\_\_\_
- 96 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)  
 97 Insulated Concrete Forms, No known issues  
 98 \_\_\_\_\_

\_\_\_\_\_  
 Buyer's or Lessee's Initials

C.C. , J.C.  
 Owner's Initials



154 20. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner  
155 represents to the best of Owner's knowledge that the Property  has  has not been tested for mold and that  
156 the Property  has  has not received mitigation or treatment for mold. If the Property has been tested for  
157 mold or has received mitigation or treatment for mold, attached are any documents or other information that may  
158 be required under Montana law concerning such testing, treatment or mitigation.  
159

160 If any of the following items or conditions exist relative to the Property, please check the box and provide  
161 details below.

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

200  
201 Additional details:

202 2 - It can be managed thru mowing or spraying but  
203 the most common varieties at this property are hounds tongue  
204 in the Spring / Early Summer and keep weed later

205 Its Country living - so we see Field Mice for sure  
206  
207  
208

\_\_\_\_\_  
Buyer's or Lessee's Initials

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C.C. J.C.  
Owner's Initials

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Service Providers / Utilities

Electric - Missoula Electric Co-Op

Propane - 1000 gal Tank leased thru Energy Partners Mts/Id

Well/Pump/Systems - Alpine Water - Lolo MT - John Clement


Internet - Starlink

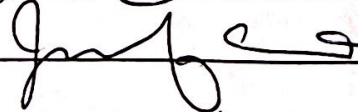
TV - Dish or Direct TV Available Currently

landline phone / Internet - Century Link

Extension of House Painting Finished fall of 2022

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  Chris Curtice Date 4-24-2023

Owner  Jennifer L Curtice Date 4/24/2023

\_\_\_\_\_  
Buyer's or Lessee's Initials

C.C.

**BUYER'S ACKNOWLEDGEMENT**

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Subject Property Address: 21140 Whitetail Ridge Huson MT 59846  
S10, T15N, R22W, COS 179, Parcel 2C, IN NE4

Buyer(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) 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.