



MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT



1 Date: 06/29/2026

3 Property: 812 Pleiades Place, Livingston, MT 59047

4 Seller(s): Dino Maefau and Bobbi Bowser

5 Seller Agent: Suzy Barnett

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

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

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

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

Blank lines for additional disclosure or comments.

29 Information regarding adverse material facts that concern the Property and that are known to the Seller Agent, if any, is set forth above. However, the Seller Agent is not required to inspect the Property or verify any statements made by the Seller(s). Buyer(s) is/are therefore encouraged to obtain professional advice, inspections or both of the Property and to provide for appropriate provisions in a Buy-Sell Agreement between the Buyer(s) and Seller(s) with respect to any advice, inspections or defects.

35 Seller Agent Signature: [Handwritten Signature]

37 Dated: \_\_\_\_\_

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

41 Buyer Agent: \_\_\_\_\_

43 Buyer Agent Signature: [Blank Signature Box]

45 Dated: \_\_\_\_\_

47 Buyer Signature: [Blank Signature Box]

49 Dated: \_\_\_\_\_



- 47 3. ELECTRICAL SYSTEM: (Wiring, Outlets, Switches, Services, Shorts, Alterations, and Overloads)  
48 \_\_\_\_\_  
49 \_\_\_\_\_  
50 \_\_\_\_\_
- 51 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)  
52 a. Faucets, fixtures, etc.  
53 \_\_\_\_\_  
54 \_\_\_\_\_  
55 \_\_\_\_\_
- 56 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding  
57 Tanks, and Cesspools)  
58 \_\_\_\_\_  
59 \_\_\_\_\_  
60 \_\_\_\_\_
- 61 c. Septic Systems permit in compliance with existing use of Property  
62 \_\_\_\_\_  
63 \_\_\_\_\_  
64 \_\_\_\_\_
- 65 Date Septic System was last pumped?  
66 \_\_\_\_\_  
67 \_\_\_\_\_  
68 \_\_\_\_\_
- 69 d. Public Sewer Systems (Clogging and Backing Up)  
70 \_\_\_\_\_  
71 \_\_\_\_\_  
72 \_\_\_\_\_
- 73 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air  
74 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,  
75 Thermostats, Wall/Window AC Evaporator Coolers, Humidifiers, Propane tanks) \_\_\_\_\_  
76 \_\_\_\_\_  
77 \_\_\_\_\_
- 78 \_\_\_\_\_
- 79 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,  
80 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)  
81 \_\_\_\_\_  
82 \_\_\_\_\_  
83 \_\_\_\_\_
- 84 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)  
85 \_\_\_\_\_  
86 \_\_\_\_\_  
87 \_\_\_\_\_
- 88 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window  
89 Screens, Slabs, Driveways, Sidewalks, Fences)  
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 \_\_\_\_\_

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Owner's Initials

101 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)

102 \_\_\_\_\_  
103 \_\_\_\_\_

104  
105 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)

106 \_\_\_\_\_  
107 \_\_\_\_\_

108  
109 a. Private well

110 \_\_\_\_\_  
111 \_\_\_\_\_

112  
113 b. Public or community water systems

114 \_\_\_\_\_  
115 \_\_\_\_\_

116  
117 13. POOLS, OUTDOOR LIVING, ANCILLARY BUILDINGS: (Window Screens, Pool, Spa, Pool/Spa Heater, Hot Tub,  
118 Sauna, Patio/Decking, Built-In Barbecue, Gazebo, Fountains, Water features, Underground Sprinklers systems  
119 and controls, Partially landscaped or un-landscaped yard, Garage, Shop, Barn, Carport)

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  
124 proposed, 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  
141 Methamphetamine, Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine  
142 Disclosure Notice" and provide any documents or other information that may be required under Montana law  
143 concerning the use of the Property as a clandestine Methamphetamine drug lab or the contamination of the  
144 Property from smoke from the use of Methamphetamine.

145  
146 18. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner  
147 represents that to the best of Owner's knowledge the Property  has  has not been tested for radon gas  
148 and/or radon progeny and the Property  has  has not received mitigation or treatment for the same. If the  
149 Property has been tested for radon gas and/or radon progeny, attached are any test results along with any  
150 evidence of mitigation or treatment.

151  
152 19. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner  
153  has  has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has  
154 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports  
155 and records concerning that knowledge.

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

202  
203 Additional details:  
204 \_\_\_\_\_  
205 \_\_\_\_\_  
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**BUYER'S ACKNOWLEDGEMENT**

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Subject Property Address: 812 Pleiades Place, Livingston, MT 59047  
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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 holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.