

Property Disclosure – 122 Orchard Lane

Seller is a licensed real estate broker in the State of Montana and is making the following disclosure to the best of Seller's knowledge and based on information available from Seller's ownership, prior seller disclosures, and documentation received.

Prior to Seller's purchase of the property, the home had previously been under contract with another buyer. During that transaction's inspection period, a water supply line serving the dishwasher leaked, resulting in water damage to portions of the kitchen. The resulting water damage was professionally mitigated by 406 Restoration. The remediation included water extraction, dry-out, and removal of water-damaged materials.

The prior seller also disclosed that a metal roof and gutters were installed in April 2021.

Because the insurance proceeds related to the dishwasher water loss were insufficient to restore the property to the condition desired by the previous owner, the property was sold to Seller in its damaged condition. Seller purchased the property with the intent of completing a comprehensive renovation.

Since acquiring the property, Seller has completed substantial improvements, including but not limited to:

- Professional water remediation of the dishwasher loss.
- New flooring throughout the home.
- Complete interior painting.
- New lower kitchen cabinetry.
- New quartz countertops.
- New cabinet hardware.
- New Tile BackSplash
- New Garbage Disposal, Sink, and Faucets
- New light fixtures.
- New kitchen appliances, with the exception of the existing range, which remains in place.
- Bathroom vanity replacement.
- Plumbing updates and repairs.
- Electrical updates and repairs.
- Exterior painting.
- Gutters cleaned.
- Shop cleaned and prepared.
- Yard Cleanup

During Seller's ownership, a well and a pump were identified on the property in the

vicinity of the shop. Seller has not used, tested, or inspected the well or pump and makes no representation regarding their condition or operability. Buyers are encouraged to conduct any inspections they deem appropriate if the well or pump is of importance to them.

Seller also received documentation from the prior owner indicating that frozen pipes occurred in the crawlspace in February 2025. According to the prior seller's disclosure and supporting documentation, repairs and remediation related to that event were completed by 406 Restoration and Archie's Plumbing. Seller has receipts documenting this work.

To the best of Seller's knowledge, all known water-damaged materials associated with the dishwasher leak were properly remediated and replaced as part of the renovation. Seller is not aware of any active water intrusion, plumbing leaks, or unresolved issues related to the prior water loss or frozen pipe repairs.

This disclosure is provided in the interest of full transparency regarding the known history of the property and the improvements completed prior to offering the property for sale. Buyers are encouraged to conduct any inspections they deem appropriate to independently verify the condition of the property.

 *Quinn Donovan* 07/23/26

 *Alicia Donovan* 07/23/26