

MONTANA ASSOCIATION OF REALTORS®
PROPERTY DISCLOSURE STATEMENT



1 Date: 9/1/2025

2
3 Property: 803 Parkhill Drive Billings MT 59102
4 Seller(s): Corwin L Krumm Diana H Krumm
5 Seller Agent: Janae Ruiz

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
10 known to the seller agent, except that the seller agent is not required to inspect the property or verify any
11 statements 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 that has been
16 completed and signed by the Seller(s) as required by Montana law. Regardless of what the Seller(s) has/has
17 provided Seller Agent as set forth in the Owner's Property Disclosure Statement, **except as set forth below**, the
18 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: Janae Ruiz

36 Dated: 9/1/25

37
38 Buyer and Buyer Agent acknowledge receipt of this Property Disclosure Statement.

39 Buyer Agent: _____

40 Buyer Agent Signature: _____

41 Dated: _____

42 Buyer Signature: _____

43 Dated: _____



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



1 Date: 9/1/2025

2
3 The undersigned Owner is the owner of certain real property located at _____
4 803 Parkhill Drive, in the City of Billings,
5 County of Yellowstone, Montana, which real property is legally described as:
6 SUNCREST ACRES 1ST FILING, S31, T01 N, R26 E, BLOCK 3, Lot 1, & ADJ E FRAC S ALLEY LT 31

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 condition, malfunction,
12 or problem that would have a materially adverse effect on the monetary value of real property, that affects the
13 structural integrity of any improvements located on the real property, or that presents a documented health risk to
14 occupants of the real property or would impair the health or safety of future occupants of the real 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 Concerning adverse material facts, Montana law provides that the Owner is/are obligated to disclose any adverse
22 material facts that concern the Property and that are actually known to the Owner. The Owner is not obligated to
23 investigate the Property in preparing this Disclosure Statement. The Owner, other than having lived at and/or owned
24 the Property, has no greater knowledge than what could be obtained by the Buyer's careful inspection.

25
26 **This disclosure statement is not a warranty of any kind by the Owner, the Seller Agent, or any authorized**
27 **representative of the Owner involved in the sale of the Property, and it is not a contract between the Owner**
28 **and Buyer. This Disclosure Statement is not a substitute for any inspections the Buyer may wish to obtain.**
29 The Buyer is encouraged to consult their own independent inspectors to aid in the Buyer's due diligence prior to
30 closing on the purchase of the Property.

31
32 This Disclosure Statement must be provided no later than contemporaneously with the execution of a real estate
33 purchase contract. Unless the Buyer and Owner have otherwise agreed in writing, any contract for the purchase of
34 the Property is not effective until 3 days after the Buyer has received this Disclosure Statement, and during that delay
35 Buyer may withdraw or rescind any contract to purchase the Property without penalty.

36
37 The Owner declares that the Owner has prepared this Disclosure Statement and any attachments thereto based on
38 any adverse material facts known to the Owner. Owner hereby authorizes providing a copy of this Statement to any
39 person or entity in connection with any actual or anticipated sale of the Property. Owner further agrees to indemnify
40 and hold any and all real estate agents involved, directly or indirectly, in the purchase and sale of the Property,
41 harmless from all claims for damages based upon the disclosures made in this Disclosure Statement along with the
42 failure of the Owner to disclose any adverse material facts known to the Owner.

43
44 This Disclosure Statement is considered a disclosure by the Owner only and not the Seller Agent or other authorized
45 representative of the Seller. The Seller is not responsible for misstatements or errors in this Disclosure Statement
46 that are based on information the Seller obtained from a reliable third-party, including a local governing agency.

_____/_____
Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement, April 2024

Ch, dhk
Owner's Initials

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

48
49 1. APPLIANCES: (Refrigerators, Microwave, Range, Dishwasher, Garbage Disposal, Oven, Trash Compactor,
50 Freezer, Washer, Dryer)

51 _____
52 _____

53
54 2. COMPONENTS and BUILT-IN SYSTEMS: (Water Softener, Water Conditioners, Exhaust Fans, Central Vacuum
55 System and components, Water Heater, Washer/Dryer Hookups, Ceiling Fan, Intercoms, Remote Controls, T.V.
56 Antenna, Satellite Dish, Central sound systems, Wiring for phone, cable and internet, Security Alarms, Fire
57 Alarms, Smoke Detectors, Garage Door Openers, and Security Gates)

58 Water heater needs to be cleaned yearly
59 _____

60
61 3. ELECTRICAL SYSTEM/UTILITY CONNECTIONS: (Wiring, Outlets, Switches, Services, Shorts, Alterations,
62 Overloads, or known information concerning utility connections)

63 overflow on master bath is leaking some +
64 will be fixed before sale

65 Ceiling Light in Back bathroom needs replacement
66 4. PLUMBING: (including Pipes, Drains, Faucets, Fixtures, Sump Pumps and Toilets)

67 a. Faucets, fixtures, etc.

68 _____
69 _____

70
71 b. Private Septic Systems (Adherence to Health Codes, Clogging, Backing Up, Drain Field, Septic Tanks, Holding
72 Tanks, and Cesspools)

73 _____
74 _____

75
76 c. Septic Systems permit in compliance with existing use of Property

77 _____
78 _____

79
80 Date Septic System was last pumped?

81 _____
82 _____

83
84 d. Public Sewer Systems (Clogging and Backing Up)

85 _____
86 _____

87
88 5. HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS: (Central Heating including furnaces, Central Air
89 Conditioning including compressors, Heat pumps, Electric heating systems, Solar systems, Gas Leaks,
90 Thermostats, Wall/Window AC Evaporator Coolers, Humidifiers, Propane tanks)

91 _____
92 _____

93
94 6. ADDITIONAL HEAT SOURCES: (Gas, Pellet, Wood Stoves or Fireplaces) (Compliance with Air Quality Laws,
95 Chimney Cleanliness, Chimney Fires and Adherence to Codes in Installation)

96 _____
97 _____

98
99 7. INSULATION: (Walls, Ceiling, Utility Bills, Vapor Barrier and Formaldehyde or Asbestos Insulation)

100 _____
101 _____

_____/_____
Buyer's or Lessee's Initials

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Owner's Property Disclosure Statement, April 2024
Page 2 of 7

dhk dhk
Owner's Initials

- 102 8. OTHER BASIC COMPONENTS: (Interior Walls, Ceilings, Floors, Exterior Walls, Windows, Doors, Window
 103 Screens, Slabs, Driveways, Sidewalks, Fences)
 104 *Drive way is cracked*
 105 *some windows don't shut by handle ~~any~~ ^{completely}, need to be*
 106 *pushed in to seal tight*
- 107 9. BASEMENT: (Leakage, Flooding, Moisture or Evidence of Water or water intrusion, and Fuel Tanks)
 108 _____
 109 _____
- 110 10. FOUNDATION: (Depth, Footings, Reinforcement, and Cracking)
 111 _____
 112 _____
- 113 11. ROOF: (Rain Gutters, Leakage, Deterioration, Ice build ups and Structural Condition)
 114 _____
 115 _____
- 116 12. WATER: (Well Production, Water Quality and Quantity, Water Rights and Abandoned Wells)
 117 _____
 118 _____
- 119 a. Private well
 120 _____
 121 _____
- 122 b. Public or community water systems
 123 _____
 124 _____
- 125 13. POOLS, OUTDOOR LIVING, ANCILLARY BUILDINGS: (Window Screens, Pool, Spa, Pool/Spa Heater, Hot Tub,
 126 Sauna, Patio/Decking, Built-In Barbecue, Gazebo, Fountains, Water features, Underground Sprinklers systems
 127 and controls, Partially landscaped or un-landscaped yard, Garage, Shop, Barn, Carport)
 128 _____
 129 _____
- 130 14. NUISANCES/HAZARDOUS MATERIALS: Waste dump or disposal or landfill or gravel pit or commercial use in
 131 the vicinity of the Property, existing or proposed, which may cause smoke, smell, noise or other nuisance,
 132 annoyance or pollution, any hazardous materials or pest infestations located on the Property or in the immediate
 133 area:
 134 _____
 135 _____
- 136 15. ALTERATIONS: (whether any substantial additions or alterations have been made to the Property without a
 137 required permit) _____
 138 _____
- 139 16. ACCESS/OWNERSHIP: (If the Property is not on a public street note any Driveway Agreements, Private
 140 Easements and Legal Disputes Concerning Access; matters affecting legal ownership or title to the Property or
 141 the Seller's ability to transfer the Property):
 142 _____
 143 _____
- 144 _____
 145 _____
 146 _____
 147 _____
 148 _____
 149 _____
 150 _____
 151 _____
 152 _____
 153 _____

_____/_____
 Buyer's or Lessee's Initials

ch, dhk

 Owner's Initials

154 17. SOILS: Whether there are any problems with settling, soil, standing water, or drainage on the Property or in the
155 immediate area:
156 _____
157 _____
158 _____

159 18. HAZARD INSURANCE/DAMAGES/CLAIMS (past and present):
160 Estimated 4 years 2021 Hail - new roof - new siding
161 new gutters by licensed contractor
162 _____

163 19. METHAMPHETAMINE: If the Property is inhabitable real property, the Owner represents to the best of Owner's
164 knowledge that the Property has has not been used as a clandestine Methamphetamine drug lab and
165 has has not been contaminated from smoke from the use of Methamphetamine. If the Property has been
166 used as a clandestine Methamphetamine drug lab or contaminated from smoke from the use of
167 Methamphetamine, Owner agrees to execute the Montana Association of REALTORS® "Methamphetamine
168 Disclosure Notice" and provide any documents or other information that may be required under Montana law
169 concerning the use of the Property as a clandestine Methamphetamine drug lab or the contamination of the
170 Property from smoke from the use of Methamphetamine.
171 _____

172 20. RADON: If the Property is inhabitable real property as defined in the Montana Radon Control Act, Owner
173 represents that to the best of Owner's knowledge the Property has has not been tested for radon gas
174 and/or radon progeny and the Property has has not received mitigation or treatment for the same. If the
175 Property has been tested for radon gas and/or radon progeny, attached are any test results along with any
176 evidence of mitigation or treatment.
177 _____

178 21. LEAD-BASED PAINT: If a residential dwelling exists on the Property and was built before the year 1978, Owner
179 has has no knowledge of lead-based paint and/or lead-based paint hazards on the Property. If Owner has
180 knowledge of lead-based paint and/or lead-based paint hazards on the Property, attached are all pertinent reports
181 and records concerning that knowledge.
182 _____

183 22. MOLD: If the Property is inhabitable real property as defined in the Montana Mold Disclosure Act, the Owner
184 represents to the best of Owner's knowledge that the Property has has not been tested for mold and that
185 the Property has has not received mitigation or treatment for mold. If the Property has been tested for
186 mold or has received mitigation or treatment for mold, attached are any documents or other information that may
187 be required under Montana law concerning such testing, treatment or mitigation.
188 _____

189 23. OTHER TESTING OR TREATMENTS: Has the Property been tested or treated for the presence of fuel or
190 chemical storage tanks, asbestos, or contaminated soil or water:
191 _____
192 _____
193 _____

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

- 196 1. Asbestos.
- 197 2. Noxious weeds.
- 198 3. Pests, rodents.
- 199 4. Destructive insects such as termites, pine beetles or carpenter ants. (If the Property has been tested or
200 treated, attach documentation.)
- 201 5. Common walls, fences and driveways that may have any effect on the Property.
- 202 6. Encroachments, easements, or similar matters that may affect your interest in the Property.
- 203 7. Room additions, structural modifications, or other alterations or repairs made without necessary permits or
204 HOA and HOA architectural committee permission.
- 205 8. Room additions, structural modifications, or other alterations or repairs not in compliance with building
206 codes.
- 207 9. Health department or other governmental licensing, compliance or issues.

Buyer's or Lessee's Initials

CR / DAK

Owner's Initials

- 208 10. Landfill (compacted or otherwise) on the Property or any portion thereof.
- 209 11. Location in the floodplain, shoreline master plan, wetland or other environmentally sensitive area or work
- 210 conducted by Seller in or around any natural bodies of water.
- 211 12. Settling, slippage, sliding or other soil problems.
- 212 13. Flooding, draining, grading problems, or French drains.
- 213 14. Major damage to the Property or any of the structures from fire, earthquakes, floods, slides, etc.
- 214 15. Waste dump or disposal or landfill or commercial use in the vicinity of the Property which causes smoke,
- 215 smell, noise or other pollution.
- 216 16. Hazardous or Environmental Waste: Underground storage tanks or sump pits.
- 217 17. Neighborhood noise problems or other nuisances.
- 218 18. Violations of deed restrictions, restrictive covenants or other such obligations.
- 219 19. Zoning or Historic District violations, non-conforming uses, violations of "setback" requirements, etc.
- 220 20. Zoning, Historic District or land use change planned or being considered by the city or county.
- 221 21. Street or utility improvement planned that may affect or be assessed against the Property.
- 222 22. Property Owner's Association obligations (dues, lawsuits, transfer fees, initiation fees, etc.).
- 223 23. Proposed increase in the tax assessment value or homeowner's association dues for the Property.
- 224 24. "Common area" problems.
- 225 25. Tenant problems, defaults or other tenant issues.
- 226 26. Notices of abatement or citations against the Property.
- 227 27. Lawsuits or legal proceedings (including foreclosures and bankruptcies) affecting or threatening the
- 228 Property.
- 229 28. Airport affected area.
- 230 29. Pet damage
- 231 30. Property leases including post-closing short-term rental obligations, crop share agreements, mineral leases
- 232 or reservations.
- 233 31. Other matters as set forth below including environmental issues, structural system issues, mechanical
- 234 issues, legal issues, physical issues, or others not listed above of which the Seller has actual knowledge
- 235 concerning the Property.
- 236

237 Additional details:

238 *small amount of mold basement exposed wall.*

239 *2x4s replaced treated with kilz, original cause*

240 *unknown. was existing when moved in 2018*

241 _____

242 _____

243 _____

244 _____

245 _____

246 _____

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_____/_____
Buyer's or Lessee's Initials

Ch, dhk

Owner's Initials

298 **BUYER'S ACKNOWLEDGEMENT**

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Subject Property Address: 803 Parkhill Drive Billings MT 59102
SUNCREST ACRES 1ST FILING, S31, T01 N, R26 E, BLOCK 3, Lot 1, & ADJ E FRAC S ALLEY LT 31

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 further understand that the Owner is not obligated to investigate the Property in preparing this Disclosure Statement and that the Owner, other than having lived at and/or owned the Property, has no greater knowledge than what could be obtained by the Buyer's careful inspection.

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.



Mayer Drilling Inc
 3120 Drury Ln
 Billings Mt 59105

693670

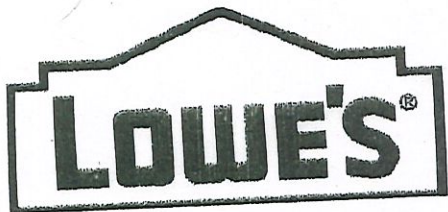
Invoice

SOLD TO <i>Cory Krum</i>		SHIP TO	
ADDRESS <i>903 Park Hill</i>		ADDRESS	
CITY, STATE, ZIP <i>Billings Mt 59102</i>		CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.
			DATE <i>9-27-18</i>

ORDERED	SHIPPED	DESCRIPTION	PRICE	UNIT	AMOUNT
		<i>6" Drilled + cased well } 30'</i>			
		<i>steel + 1 Drive shoe }</i>			<i>2116.46</i>
		<i>3 Bags Bant + well sea }</i>			
		<i>26' 1/4 sch 80 Drop Pipe + 3 cupplrs</i>			<i>31.32</i>
		<i>26' 10x2 with gear sub cable +</i>			<i>44.20</i>
		<i>1 SS 1/4 union + 2-1/4x3" Nipple</i>			<i>21.00</i>
		<i>1 1/4 SS Ball Valve + 1/4 Tee</i>			<i>43.09</i>
		<i>1 1/4x3/4 Bushing + 3/4 Hex Bib</i>			<i>24.46</i>
		<i>1 1/4x6" Nipple SS +</i>			<i>10.34</i>
		<i>1 conduct Elbow + 1-1" PVC Plug</i>			<i>16.20</i>
		<i>1/2 hrs labor</i>			<i>165.00</i>
					<i>2472.01</i>
					<i>\$ 2472.00</i>

D. Krum

New Doorbell



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOWE'S HOME CENTERS, LLC
2717 KING AVENUE WEST
BILLINGS, MT 59102 (406) 655-9317

- SALE -

SALES#: FSTLAN02 5292932 TRANS#: 574135217 08-17-25

77143 UT WIRED DOORBELL 2 NOTES 29.98

SUBTOTAL:	29.98
TOTAL TAX:	0.00
INVOICE 74978 TOTAL:	29.98
DEBITVISA:	29.98
CHANGE:	0.00

DEBITVISA: XXXXXXXXXXXX7224 AMOUNT: 29.98 AUTHCD: 463726
 SWIPED REFID: 031948978255 08/17/25 13:04:52
 TRACE : 978255 RETRIEVAL: 031948978255
 PURCHASE CASH BACK TOTAL DEBIT
 29.98 0.00 29.98

STORE: 0319 TERMINAL: 48 08/17/25 13:05:03

CRITELLI GLASS INC.

20 N 31ST ST
BILLINGS
MT, 59101
4062592525

08/28/2025 - 10:42 PDT

Sale

Total	\$108.90
Visa	...7224
Name on Card	Corwin Krumm
Auth Code	132017
Trans ID	MU0259792604
Merchant No	...0843

Thank you for your business!

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payment processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, www.intuit.com/legal/licenses/payment-licenses/). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Customer copy

Glass Replaced Back Bedroom

10/1

New Light in
Hall Bathroom
Electrical

Paid

INVOICE NO.

100166

Invoice

SOLD TO Diana Keumm	SHIPPED TO Rocking RM LLC	VIA Robbie Nardella
ADDRESS 803 Parkhill Dr.	ADDRESS 1016 4 th Ave Laurel Mt	
CITY, STATE, ZIP	CITY, STATE, ZIP 406-698-6320	

CUSTOMER ORDER NO.	SOLD BY	TERMS	F.O.B.	DATE
--------------------	---------	-------	--------	------

-	Inspect doorbell chiral wiring				
	- determine faulty equipment				
-	Advise to vanity light solutions				
-	Hang 2 light fixtures				
	- Guest bedroom				
	- Guest 1/2 bath				
		8:00-10:00	2 hrs	\$100	\$200

INVOICE

Brices Masterclean of Billings Inc
PO Box 30963
Billings, MT 59107-0963

brice1@bresnan.net
+1 (406) 245-5509
Bricesmasterclean.com



Residential & Commercial Cleaning
24-Hour Water Damage Restoration

Krumm, Diane
Bill to
Diane Krumm
803 Parkhill Dr
Billings, MT 59102

Ship to
Diane Krumm
Diane Krumm
803 Parkhill Dr
Billings, MT 59102
591-1616

Invoice details

Time: FLOATER

Invoice no.: 24623
Terms: Due on receipt
Invoice date: 08/18/2025
Due date: 08/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Carpet Cleaning	Call Cory ahead 30 minutes 406-970-6340. Stairs, blood spots on edge of rug.	1	\$0.46	\$0.46
Total				100 ⁰⁰	\$0.46

Carpet Basement and stairs cleaned

*Rd ch 7776
826-25*

Thank You

Invoice

Invoice No: 1873
Invoice Date: Aug 25, 2025

Alpine Window Clean

Harold Luce
2436 Custer Ave.
Billings, MT 59102
406-860-6738 Cell
<http://www.alpinewindowclean.com>
haroldluce@yahoo.com



Bill To:

Cory & Diana Krumm - 1389
803 Parkhill Dr.
Billings, MT 59102
406-591-1616 Cory & Diana Krumm

Job Date	Time	Description	Qty	Each	Amount
Aug 26, 2025	9:00am	Residential window clean.: Clean all rollout windows, inside and out w/o screens. Clean all picture windows outside only. Clean all basement windows, inside & out w/o screens.	1	\$243.00	\$243.00

PLUS 6 PAVES AT
\$10.00 EACH FOR MINERAL
DEPOSIT REMOVAL

\$60.00

Total \$303.00 ~~\$243.00~~

Thank you for your Business!

window cleaning
w/rob house

Pdx
7/7/1

Two large, stylized handwritten signatures are present. The one on the left is more complex and scribbled, while the one on the right is more fluid and cursive.