

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM





Property Address: 201 N Norris Ave Section 55-2501, et seq., Idaho Code, requir deliver a signed and dated copy of the comp of transferor's acceptance of transferee's of structure that has one (1) to four (4) dwelling which has a combined residential and comm Notwithstanding that transfer of newly constr pursuant to section 55-2505, Idaho Code, so disclose information regarding annexation ar	leted disclo ffer. "Resid Junits or ar ercial use.	RS of reside sure form to ential Real I	each prospec Property" mea	erty to comple ctive transfered ins real prope	or his agent within ten (10) calendar days
deliver a signed and dated copy of the comp of transferor's acceptance of transferee's of structure that has one (1) to four (4) dwelling which has a combined residential and comm. Notwithstanding that transfer of newly construction pursuant to section 55-2505, Idaho Code, \$5.	leted disclo ffer. "Resid Junits or ar ercial use.	sure form to ential Real I	each prospec Property" mea	ctive transfered ins real prope	or his agent within ten (10) calendar days
pursuant to section 55-2505, Idaho Code, \$	ucted resid				any size. This also applies to real property
	SELLERS	of such new	ly constructed	l and non-exe	mpt existing residential real property shall
 Is the property located in an area of city impa Yes ☐ No ☐ Do Not Know 		-	to a city limit, ar		ubject to annexation by the city?
2. Does the property, if not within city limits, rec			making it legali ady within city		exation by the city?
3. Does the property have a written consent to a			nty recorder's of ady within city i	-	g it legally subject to annexation by the city?
property known by the SELLER. This is NO representations, or verify representations, or possess any expertise in construction, archit improvements on the property. Other than he which could be obtained upon careful inspection of generally inacces the SELLER or by any agent representing encouraged to obtain his/her own professions. THE FOLLOWING ARE IN THE CONDITION	concerning tectural, en aving lived ction of the essible area the SELL al inspectio	the condition gineering or at or owning property by as such as the ER in this trans.	on of the prop any other spe the property, the potential is the foundation of	erty. Unless of confict areas related the SELLER BUYER. Unless or roof. This di	otherwise advised, the SELLER does not ated to the construction or condition of the possesses no greater knowledge than that is otherwise advised, the SELLER has not isclosure is not a warranty of any kind by
Tarana and the same and the sam	None/Not	IED.	Not	Do Not	The state of the s
APPLIANCES SECTION Built-in Vacuum System	Included 🔀	Working	Working	Know	Remarks
Clothes Dryer	8		 		
Clothes Washer		<u> </u>			
Dishwasher					
Disposal					
Refrigerator	Line.	[X]	 		
Kitchen Vent Fan/Hood		<u> </u>	 		
Microwave Oven		X			
Oven(s)/ Range(s)/Cook top(s)		X			
Trash Compactor	128			- H	
ELECTRICAL SYSTEMS SECTION	None/Not		Not	Do Not	
	Included	Working	Working	Know	Remarks
Security System(s) Garage Door Opener(s)/Control(s)	<u> </u>	Z	<u> </u>		
Light Fixtures	<u> </u>	<u> </u>	<u> </u>		
Smoke Detector(s)/Fire Alarm(s)			<u> </u>	<u> </u>	
Carbon Monoxide Detector(s)	X	- 1			
Carbon Monoxide Delector(s)	None/Not Included	Working	Not Working	Owned	Financed
Solar Panels		X)			
	e W-/S-	rozy		Initials ()() Date b by the real estate professionals who are members of the of REALTORS*, Inc. All rights reserved.

Form Simplicity PROPERTY ADDRESS: 201 N Norris

New Meadows ID, 83654

the first of the f								
HEATING & COOLING SYSTEMS	None/Not		No	Ł				
SECTION	Included	Working			Not k	Cnow	Remarks	
Attic Fan(s)	<u> </u>							
Central Air Conditioning	<u> 122</u>							
Room Air Conditioner(s) Evaporative Cooler(s)		S (
Fireplace(s)	<u> </u>							
Fireplace Insert(s)	H	<u> </u>	<u></u>					
Furnace/Heating System(s)		<u> </u>						
Humidifier(s)	X							
Wood/Pellet Stove(s)	Ď₽							
Air Cleaner(s)	V							
FUEL TANK SECTION	*	N/A (□)	Propane	(X) O			_) Gasoline (<u></u> _)	Other ()
Location:					S	ilze:		
In Use: (🔲) Not In Use: (🗀)	Above	Ground: ((()	Burie	1: (<u> </u>	(Dwned: (<u> </u>)	Leased: (<u> </u>
MOISTURE & DRAINAGE CONDITIONS	SECTION		Yes	No		Do Not Know	Rem	arks
Is the property located in a floodplain?				/ 2				
Are you aware of any site drainage problems'	?					50		
Has there been any water intrusion or moistur	re related da	mage to						
any portion of the property, including, but not	limited to, th	e						
crawlspace, floors, walls, ceilings, siding, or b			X					
flooding; moisture seepage, moisture conden-			(SEE)	ll		اسط		
backup, or leaking pipes, plumbing fixtures, a	ppliances, o	r moisture						
related damage from other causes?							·····	
Have you had the property inspected for the e	existence of	any types		Ĭ.				
If the property has been inspected for mold, is	a copy of the	ne)-A				
inspection report available?				X				
Are you aware of the existence of any mold-re								
any interior portion of the property, including t				150				
floors, walls, ceilings, basement, crawlspaces mold-related structural damage?	s, and attics,	or any	·····	7		A		
Have you ever had any water intrusion, moist	ure related o	lamana						
mold or mold-related problems on the propert			M					
repaired, fixed or replaced?	,	,	n.			JI		
WATER & SEWER SYSTEMS SECTION		one/Not ncluded	Working	Not Workii	na l	Do Not Know	Ram	arks
Hot Tub/Spa and Equipment			¼		:=-			
Pool and Pool Equipment		X						
Plumbing System - Faucets and Fixtures			[X]					
Water Heater(s)			<u> </u>					
Water Softener (owned)		<u></u>						
Water Softener (leased)		₩ W						
Landscape Sprinkler System		[X]						
Septic System		1 <u>2</u> 2			-			
Sump Pump/Lift Pump		₩ W						
	Pub	lic System		munity	_	W		
SEWER SYSTEM TYPE SECTION	(City	/Municipal)	Sys	stem	P	Private System	Other/F	lemarks
Property Sewer Provided By: If a private system, please provide the follo	wing n	ate Last					If Yes, list amount	2 avalaia manthi-
information about the septic system:	- 1	umped	Is ther	e a Main	tenar	nce Fee?	or annual fee?	a explain monthly
mormation about the septic system.	•	umpeu		es.	1	No	or annual lee:	
		······································		· - -	<u> </u>			
		Yes	N	0		Do Not Know	Other/F	lemarks
If a private septic system, is there a shared				Z ()				
drain field? SELLER'S Initials () () Da	ate 10-15-	7A2V		YER'S In	Itiolo	1)() Date	
DELLER S IIIII als () Us	ac 10 71 ~	~ - 1	ÜÜ	IEUOIL	แเสเร	\	/) Date _	

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JANUARY 2024 EDITION

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PROPERTY ADDRESS: 201 N Norris Ave

√ New Meadows ID, 83654

	<u> </u>			
WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	Private System (Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:	Ŋ			
Landscape Water Provided By:	Þ			
Irrigation Water Provided By:) Z			
	Yes	No	Do Not Know	Other/Remarks
Shared Well		¥		
Shared Well Agreement		ŽĮ		
ROOF SECTION: Age: UNKNOWN ऒ	Yes	No	Do Not Know	Remarks
Is there present damage to the roof?		Ž		
Does the roof leak?		Ø		
SIDING SECTION: Age: UNKNOWN ☑	Yes	No	Do Not Know	Remarks
Are there any problems with the siding?		Ø		
HAZARDOUS CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Are you aware of any asbestos, radon, or other toxic or hazardous materials on the property?		\$/		
Is there a radon mitigation system?		Ş ⁄		
Are you aware if the property has ever been used as an illegal drug manufacturing site?	П	50		
Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?	П	"		
Have you ever had the property serviced by an exterminator or had the property otherwise remediated for insect, rodent or other pest infestation(s)?	Ø			Every 4 meroths
Is there any damage due to wind, fire, or flood?		K		
OTHER DISCLOSURES SECTION	Yes	No	Do Not Know	Remarks
Are there any conditions that may affect your ability to clear title such as encroachments, easements, zoning violations, lot line disputes, etc.?		>		
Has the property been surveyed since you owned it?		Ø		
Have you received any notices by any governmental or quasi-governmental entity affecting this property; i.e. Local improvement district (LID) or zoning changes, etc.?		Ø		
Are there any structural problems with the improvements?		X		
Are there any structural problems with the foundation?)XI		
Have any substantial additions or alterations been made without a building permit?		Ø		
Has the fireplace/wood stove/chimney/flue been cleaned?	įža			
Has the fireplace/wood stove/chimney/flue been inspected?)	П	

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PROPERTY ADDRESS: 201 N Norris Ave (

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				Do Not	
OTHER DISCLOSURES SECTION Are you aware or is there reason to believe that the	na homa is	Yes	No	Know	Remarks
located in a historic district or is a historic landmar		\$\hat{z}			
Are all mineral rights appurtenant to the property i		V			
unencumbered, and part of the sale of this proper	ty?		V	니	
Has the home on this property ever been moved?			X		
Have you ever filed a homeowner's insurance claiproperty?	lm on the		Þ		
Is there a Home/Condo Owner's Association?			·Ø		
Is there a private road to this property?			IŞ ₽		
Is there a shared road agreement for this property	′?			1562	
ADDITIONAL REMARKS AND/OR EXPLANATION	ONS			Do Not	
SECTION:		Yes	No	Know	if yes, explain in the lines below
Are you aware of any other existing problems cor					
property including legal, physical, product defects items that are not already listed?	or other		À		
SELLER and BUYER understand and acknowledge that the property. No statement made herein is a statement statement, relating to the condition of the property. SELL he above information regarding the property. SELLER and BUYER understand that Listing Broker and	of a SELLER'S a ER and BUYER a	agent or a also unde	agents, an erstand an	d no agent d acknowle	is authorized to make any statement, or verify added that SELLER in no way warrants or guarante
11.	15-2025	mercan .		guarantee	the above information on the property.
BUYER hereby acknowledges receipt of a copy of this	disclosure BUYE	SR may o	SELLER only exerci	ise BUYER	DATE 'S statutory right to rescind the purchase and s
BUYEP hereby acknowledges receipt of a copy of this agreement within three (3) business days following receiler or his agents by personal delivery, ordinary or cerbjection to a disclosure in the disclosure statement. The o signed notice of rescission is received by the SELL tatutory rescission referenced in this section is sepa	disclosure BUYE ceipt of this disclo- tified mail, or face o notice of statutor ER within the thr trate and distinct	ER may cosure starsimile tracery rescissive (3) b	SELLER only exercitement by nsmission sion must usiness on	ise BUYER a written, . Per statut specifically day period, not affect,	DATE "S statutory right to rescind the purchase and signed and dated document that is delivered to be BUYER's rescission must be based on a specificantify the disclosure objected to by the BUYER BUYER's statutory right to rescind is waived. The any rescission, cancellation, or contingency to
DATE BUYER hereby acknowledges receipt of a copy of this agreement within three (3) business days following receipt or his agents by personal delivery, ordinary or cerobjection to a disclosure in the disclosure statement. The losigned notice of rescission is received by the SELL statutory rescission referenced in this section is separatumerated in any other written document related to this BUYER DATE	disclosure BUYE ceipt of this disclo- tified mail, or face e notice of statutor ER within the thrurate and distinct transaction, include	ER may consure star simile tracer (3) but from, a ding but r	SELLER only exercitement by nsmission sion must usiness on	ise BUYER a written, . Per statut specifically day period, not affect,	DATE "S statutory right to rescind the purchase and signed and dated document that is delivered to the BUYER's rescission must be based on a specificantify the disclosure objected to by the BUYER BUYER's statutory right to rescind is waived. The any rescission, cancellation, or contingency the
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