



RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JULY 2017 EDITION
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Seller's Name(s): Fairchild Farm Duane Fairchild Date: 8/15/20
Property Address: 2124 & 2098 Dynmoke Lane Midvale ID

Section 55-2501, et seq., Idaho Code, requires **SELLERS** of residential real property to complete a property condition disclosure form and deliver a signed and dated copy of the completed disclosure form to each prospective transferee or his agent within ten (10) calendar days of transferor's acceptance of transferee's offer. "Residential Real Property" means real property that is improved by a building or other structure that has one (1) to four (4) dwelling units or an individually owned unit in a structure of any size. This also applies to real property which has a combined residential and commercial use.

Notwithstanding that transfer of newly constructed residential real property that previously has not been inhabited is exempt from disclosure pursuant to section 55-2505, Idaho Code, **SELLERS** of such newly constructed and non-exempt existing residential real property shall disclose information regarding annexation and city services in the form as prescribed in questions 1, 2, and 3.

1. Is the property located in an area of city impact, adjacent or contiguous to a city limit, and thus legally subject to annexation by the city?
☐ Yes ☐ No ☒ Do Not Know ☐ The property is already within city limits
2. Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city?
☐ Yes ☒ No ☐ Do Not Know ☐ The property is already within city limits
3. Does the property have a written consent to annex recorded in the county recorder's office, thus making it legally subject to annexation by the city?
☐ Yes ☒ No ☐ Do Not Know ☐ The property is already within city limits

If the referenced property herein is not exempt from the code for any of the above reasons, complete the following pages.

THE PURPOSE OF THE STATEMENT: This is a statement made by the **SELLER** of the conditions and information concerning the property known by the **SELLER**. This is NOT a statement of any agent representing the **SELLER** and no agent is authorized to make representations, or verify representations, concerning the condition of the property. Unless otherwise advised, the **SELLER** does not possess any expertise in construction, architectural, engineering or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the **SELLER** possesses no greater knowledge than that which could be obtained upon careful inspection of the property by the potential **BUYER**. Unless otherwise advised, the **SELLER** has not conducted any inspection of generally inaccessible areas such as the foundation or roof. This disclosure is not a warranty of any kind by the **SELLER** or by any agent representing the **SELLER** in this transaction. It is not a substitute for any inspections. The **BUYER** is encouraged to obtain his/her own professional inspections.

THE FOLLOWING ARE IN THE CONDITIONS INDICATED:

APPLIANCES SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Built-in Vacuum System	Yes 2124			X	
Clothes Dryer	X				
Clothes Washer	X				
Dishwasher	2098	2124			
Disposal	2098			2124	
Refrigerator		X			
Kitchen Vent Fan/Hood		2124		2098	
Microwave Oven		X			
Oven(s)/ Range(s)/Cook top(s)		X			
Trash Compactor	X				
ELECTRICAL SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Security System(s)	X				
Garage Door Opener(s)/Control(s)		2124			
Light Fixtures		X			
Smoke Detector(s)/Fire Alarm(s)		X			
Carbon Monoxide Detector(s)		2098		2124	

BUYER'S Initials () () Date _____

SELLER'S Initials () () Date _____

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PROPERTY ADDRESS: _____

2124 & 2098 Wynoke Lane
Midvale ID

HEATING & COOLING SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Attic Fan(s)		2124			
Central Air Conditioning	2098	2124			
Room Air Conditioner(s)	X				
Evaporative Cooler(s)	X				
Fireplace(s)		Both			
Fireplace Insert(s)		2098			
Furnace/Heating System(s)		Both			
Humidifier(s)	X				
Wood/Pellet Stove(s)	X				
Air Cleaner(s)	X				

FUEL TANK SECTION	N/A ()	Propane ()	Oil ()	Diesel X	Gasoline X	Other ()
Location:						
In Use: X						
Not In Use: ()						
Above Ground: X						
Buried: X						
Owned: ()						
Leased: ()						

MOISTURE & DRAINAGE CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Is the property located in a floodplain?	X			not houses
Are you aware of any site drainage problems?		X		
Has there been any water intrusion or moisture related damage to any portion of the property, including, but not limited to, the crawlspace, floors, walls, ceilings, siding, or basement, based on flooding; moisture seepage, moisture condensation, sewer overflow/backup, or leaking pipes, plumbing fixtures, appliances, or moisture related damage from other causes?		X		2124 had water broken water line; repaired 20 yrs. ago.
Have you had the property inspected for the existence of any types of mold?		X		
If the property has been inspected for mold, is a copy of the inspection report available?		X		
Are you aware of the existence of any mold-related problems on any interior portion of the property, including but not limited to, floors, walls, ceilings, basement, crawlspaces, and attics, or any mold-related structural damage?		X		
Have you ever had any water intrusion, moisture related damage, mold or mold-related problems on the property remediated, repaired, fixed or replaced?		X		

WATER & SEWER SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Hot Tub/Spa and Equipment	X				
Pool and Pool Equipment	X				
Plumbing System – Faucets and Fixtures		X			
Water Heater(s)		X			
Water Softener (owned) 2		X			
Water Softener (leased)	-				
Landscape Sprinkler System		2124			2124
Septic System		X			
Sump Pump/Lift Pump	-				

SEWER SYSTEM TYPE SECTION	Public System (City/Municipal)	Community System	Private System	Other/Remarks
Property Sewer Provided By:			septic	
If a Private system, please provide the following information about the septic system:	Date Last Pumped 2010 & 2015	Is there a Maintenance Fee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, list amount & explain monthly or annual fee?	

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SELLER'S Initials () () Date _____

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PROPERTY ADDRESS:

2124 & 2018 Dymekelane Midvale

WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	Private System (Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:			X	
Landscape Water Provided By:			X	
Irrigation Water Provided By:			X	
	Yes	No	Do Not Know	Other/Remarks
Shared Well		X		
Shared Well Agreement		X		
ROOF SECTION: Age: <input type="checkbox"/> UNKNOWN	Yes	No	Do Not Know	2124 - replaced 2011 Remarks
Is there present damage to the roof?		X		
Does the roof leak?		X		
SIDING SECTION: Age: <input type="checkbox"/> UNKNOWN				
Are there any problems with the siding?		X		
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?		X		
Is there a radon mitigation system?		X		
Are you aware if the property has ever been used as an illegal drug manufacturing site?		X		
Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?		X		
Have you ever had the property serviced by an exterminator or had the property otherwise remediated for insect, rodent or other pest infestation(s)?		X		
Is there any damage due to wind, fire, or flood?		X		
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, restrictive covenants, etc.?		X		
Has the property been surveyed since you owned it?	X portion			
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.?		X		
Are there any structural problems with the improvements?		X		
Are there any structural problems with the foundation?		X		
Have any substantial additions or alterations been made without a building permit?		X		
Has the fireplace/wood stove/chimney/flue been inspected?		X		
Has the fireplace/wood stove/chimney/flue been cleaned?	X			occasionally as needed
Have you ever filed a homeowner's insurance claim on the property?	X			see water above pg 2

BUYER'S Initials () () Date

SELLER'S Initials () () Date

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OTHER DISCLOSURES SECTION		Yes	No	Do Not Know	Remarks
Are you aware or is there reason to believe that the home is located in a historic district or is a historic landmark?			<input checked="" type="checkbox"/>		
Are all mineral rights appurtenant to the property included, unencumbered, and part of the sale of this property?		<input checked="" type="checkbox"/>			
Has the home on this property ever been moved?			<input checked="" type="checkbox"/>		
Is there a private road to this property?			<input checked="" type="checkbox"/>		
Is there a shared road agreement for this property?			<input checked="" type="checkbox"/>		
ADDITIONAL REMARKS AND/OR EXPLANATIONS SECTION:		Yes	No	Do Not Know	If yes, explain in the lines below
Are you aware of any other existing problems concerning the property including legal, physical, product defects or other items that are not already listed?			<input checked="" type="checkbox"/>		

The Weiser River Trail runs through the property within the previous railroad right of way.

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