

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JULY 2017 EDITION Page 1 of 4



	4 Jar	m Di	rane)	arichil	ate:	8/15/20
Property Address: 2124 &	2098	Dy	noke	lane,	Mile	ale 10
Section 55-2501, et seq., Idaho Code, requeliver a signed and dated copy of the confunction of transferor's acceptance of transferee's estructure that has one (1) to four (4) dwelling which has a combined residential and combined transfer of newly confursuant to section 55-2505, Idaho Code disclose information regarding annexation	mpleted disclo- offer. "Resider ing units or an nmercial use. structed reside e, SELLERS (sure form to atial Real Pro individually of ential real pro of such newl	each prosp perty" mea owned unit operty that y construct	ective transferns real proper in a structure previously hatted and non-	ree or his a rty that is im of any size. s not been i exempt exis	gent within ten (10) calendar days proved by a building or other This also applies to real property nhabited is exempt from disclosur sting residential real property sha
Is the property located in an area of city in ☐Yes ☐No	npact, adjacent o □The pro	or contiguous i	o a city limit, dy within cit	and thus legal	lly subject to a	annexation by the city?
2. Does the property, if not within city limits, i	receive any city □The pro	services, thus perty is alread	making it leg dy within cit	gally subject to y limits	annexation b	y the city?
Tyes Do Do Not Know f the referenced property herein is not THE PURPOSE OF THE STATEMENT: To property known by the SELLER. This is Nepresentations, or verify representations, possess any expertise in construction, arc improvements on the property. Other than which could be obtained upon careful inspection of generally inact the SELLER or by any agent representing encouraged to obtain his/her own profession.	exempt from his is a statem OT a statement concerning the chitectural, engotation of the percessible area of the SELLER	nent made by nt of any age e condition of ineering or a at or owning to oroperty by the s such as the in this transa	r any of the the SELLI of the proper of the proper of the properties potential of foundations of the properties of the p	e above reas ER of the con nting the SEL rty. Unless of pecific areas r y, the SELLE BUYER. Unl n or roof. This	ditions and LER and no herwise advelated to the R possesse ess otherwise disclosure	information concerning the agent is authorized to make rised, the SELLER does not e construction or condition of the s no greater knowledge than that se advised, the SELLER has not e is not a warranty of any kind by
THE FOLLOWING ARE IN THE CONDIT	THE RESIDENCE OF THE PARTY OF T	TED:				
ABBU IANGES SECTION	None/Not		Not	Do Not		
	Included	Working	Not Working	Do Not Know		Remarks
Built-in Vacuum System Yes 212	Included	Working				Remarks
Built-in Vacuum System Yes 212 Clothes Dryer	Included	Working				Remarks
Built-in Vacuum System Clothes Dryer Clothes Washer	Included					Remarks
Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher	Included X Z098	Working 2124		Know		Remarks
Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Disposal	Included					Remarks
Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Disposal Refrigerator	Included X Z098	2124 X		2124		Remarks
Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Disposal Refrigerator Kitchen Vent Fan/Hood	Included X Z098	2124 X 2124		Know		Remarks
Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Disposal Refrigerator Kitchen Vent Fan/Hood Microwave Oven	Included X Z098	2124 X 2124		2124		Remarks
Clothes Dryer Clothes Washer Dishwasher Disposal Refrigerator Kitchen Vent Fan/Hood Microwave Oven Oven(s)/ Range(s)/Cook top(s)	Included XI XI Z098 2098	2124 X		2124		Remarks
Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Disposal Refrigerator Kitchen Vent Fan/Hood Microwave Oven Oven(s)/ Range(s)/Cook top(s) Trash Compactor	Included X Z098	2124 X 2124	Working	2124 2098		Remarks
Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Disposal Refrigerator Kitchen Vent Fan/Hood Microwave Oven Oven(s)/ Range(s)/Cook top(s) Trash Compactor ELECTRICAL SYSTEMS SECTION	Included XI Z098 2098 None/Not	2124 X 2124		2124		Remarks
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Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Disposal Refrigerator Kitchen Vent Fan/Hood Microwave Oven Oven(s)/ Range(s)/Cook top(s) Trash Compactor ELECTRICAL SYSTEMS SECTION Security System(s) Garage Door Opener(s)/Control(s) Light Fixtures	Included XI Z098 2098 None/Not	2124 X 2124 X	Working	2124 2098		
Built-in Vacuum System Clothes Dryer Clothes Washer Dishwasher Disposal Refrigerator Kitchen Vent Fan/Hood Microwave Oven Oven(s)/ Range(s)/Cook top(s) Trash Compactor ELECTRICAL SYSTEMS SECTION Security System(s) Garage Door Opener(s)/Control(s) Light Fixtures Smoke Detector(s)/Fire Alarm(s)	Included XI Z098 2098 None/Not	2124 X 2124 X	Working	2124 2098		
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PROPERTY ADDRESS:

SECTION Included Working Working Do Not Know Remarks Working Do Not Know								TOUTOR ID
Auto Family Contral Air Conditioning Contral A	HEATING & COOLING SYSTEMS							
Central Air Conditioning Scompair Conditioning Sexaporative Cooler(s) Fireplace(s)		Included	Working	Worl	king D	o Not Know		Remarks
Room Air Conditioner(s) Evaporative Cooler(s) Fireplace(s) Fireplace(0 191	112	47				
Evaporative Cooler(s) Fireplace(s) Fireplace		- Clar	112	4	_	-		
Fireplace(s) Firep		12			- 1			
Fireplace Insert(s) Furnace/Heating System(s) Furnace/Heating System(size) Furnace/H		'N	BIT	4	-			
Furnace/Heating System(s) Humidifier(s) Mood/Pellet Stove(s) Air Cleaner(s) FUEL TANK SECTION Not in Use: Mot In Use: Mot Bord Research Not in Use: Mot				7	_			
Humidifier(s) MinoduPellet Stove(s) Air Cleaner(s) FUEL TANK SECTION Not in Use: ()								
Mood-Pellet Slove(s) All Cicaner(s)		×	120,7					
Air Cleaner(s) FUEL TANK SECTION NOT IN Use: Not In Us		W						
Not In Use: Not In Use: Above Ground: Burried: Owned: Leased: MOISTORE & DRAINAGE CONDITIONS SECTION Yes No Do Not Know Remarks	Air Cleaner(s)	×						
Not In Use: Not In Use: Above Ground: Burried: Owned: Leased: MOISTORE & DRAINAGE CONDITIONS SECTION Yes No Do Not Know Remarks	FUEL TANK SECTION		V/A ()	Propane	() (Dil() Die	esel	Gasoline Other ()
In Use: Not In Use:	Location:				()			,
MOISTORE & DRAINAGE CONDITIONS SECTION Yes No Do Not Know Remarks Is the property located in a floodplain? Are you aware of any site drainage problems? Has there been any water intrusion or moisture related damage to any portion of the property, including, but not limited to, the crawkspace, floors, walls, cellings, 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? Have you had the property inspected for the existence of any types of findic? If the property has been inspected for mold, is a copy of the inspection report available? Are you aware of the existence of any mold-related problems on any interior portion of the property, including but not limited to, loors, walls, ceilings, basement, crawlspaces, and attics, or any mold-related structural damage, mold-related problems on the property remediated, expeaired, fixed or replaced? WATER & SEWER SYSTEMS SECTION None/Not Included Hoto Tub/Spa and Equipment Plumbing System – Faucets and Fixtures Water Heater(s) Water Softener (leased) Landscape Sprinkler System Sump Pump/Lift Pump SEWER SYSTEM TYPE SECTION Public System Public System Public System Public System Property Sewer Provided By: If a Private system, please provide the following information about the septic system: Plumbing formation about the septic system: Is there a Maintenance Fee?	In Use: Not In Use: () (4)	Above Groun	nd: 💢	(1)	Buried:			Owned: () Leased: ()
Are you aware of any site drainage problems? 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, cellings, siding, or basement, based on looding, moisture seepage, moisture condensation, sewer overflow ackup, or leaking pipes, plumbing fixtures, appliances, or moisture related damage from other causes? Have you had the property inspected for the existence of any types of mold? If the property has been inspected for mold, is a copy of the inspection report available? 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, coilings, basement, crawlspaces, and trics, or any mold-related structural damage? Have you ever had any water intrusion, moisture related damage, mold or mold-related problems on the property remediated. Planting of the property including but not limited to, floors, walls, coilings, basement, crawlspaces, and trics, or any mold-related structural damage? Have you ever had any water intrusion, moisture related damage, mold or mold-related problems on the property remediated. Planting of the property remediated. Water & SEWER SYSTEMS SECTION None/Not Included Working Not Working				Yes	No	Do Not Ki	-	The same that th
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SEWER SYSTEM TYPE SECTION (City/Municipal) System Other/Remarks Other/Remarks Other/Remarks Other/Remarks If a Private system, please provide the following information about the septic system: Date Last Pumped System: Pumped System Is there a Maintenance Fee? If Yes, list amount & explain monthly or annual fee?		Ducti	a Cuntam	C		Deixete C	240	
Property Sewer Provided By: If a Private system, please provide the following information about the septic system: Date Last Pumped of Septic Is there a Maintenance Fee? If Yes, list amount & explain monthly or annual fee?	SEWER SYSTEM TYPE SECTION					Private Sys	stem	Other/Remarks
If a Private system, please provide the following information about the septic system: Date Last Pumped Is there a Maintenance Fee? If Yes, list amount & explain monthly or annual fee?	Property Sewer Provided By:					Septi	C	
following information about the septic system:	If a Debiate and a second	D. 1	4			0 "	estated (
			2	Is there	e a Main	tenance Fee	?	
2615 Dies 19400	ionowing information about the septic syste	20	1108		100	MAIL		annual fee?
		12/	13	ال	162	MINO		
		00	10					

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SELLER'S Initials (_____)(____

___) Date_

BUYER'S Initials (___

____)(_____) Date__

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

DDODEDTY ADDRESS.	21248	2099	Dymolcelane	Midrale
PROPERTY ADDRESS:	- 10	010	molecane	ma vace

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:			V	
Irrigation Water Provided By:			X	
	Yes	No	Do Not Know	Other/Remarks
Shared Well		×		
Shared Well Agreement		×		
ROOF SECTION: Age:				2124-replaced 2011
Is there present damage to the roof?	Yes	No	Do Not Know	Remarks
		X		
Does the roof leak?		X		
SIDING SECTION: Age:				
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?	100	×	DO NOCIAIOW	Tomano
Is there a radon mitigation system?		X		
Are you aware if the property has ever been			-	
used as an illegal drug manufacturing site?				
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)?		×		
Is there any damage due to wind, fire, or flood?		×		
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?		×		
Are there any structural problems with the foundation?		×		
Have any substantial additions or alterations		X		
been made without a building permit? Has the fireplace/wood stove/chimney/flue		10		
been inspected?		X		. M
Has the fireplace/wood stove/chimney/flue been cleaned?	X			occassionally asked
Have you ever filed a homeowner's insurance claim on the property?	×			occassionally as need see water above 192

BUYER'S Initials ()() Date	SELLER'S Initials	()(() Date	
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PROPERTY ADDRESS:

OTHER DISCLOSURES SECTION	Yes	No	Do Not Know	Remarks
Are you aware or is there reason to believe that the home is	100	11	- Allow	Kemarks
located in a historic district or is a historic landmark?		N		
Are all mineral rights appurtenant to the property included,	X			
unencumbered, and part of the sale of this property? Has the home on this property ever been moved?	/1	×		
Is there a private road to this property?				
Is there a shared road agreement for this property?		M		8
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?		×		
The Weiser River Trail runs through righty way, The SELLER certifies that the information herein is true and correct to SELLER is familiar with the residential property and each act perform	o the best of	pray	oeds with	hin the previous railroaf ye as of the date signed by the SELLER. The
SELLER and BUYER understand and acknowledge that the statement the property. No statement made herein is a statement of a SELLER' statement, relating to the condition of the property. SELLER and BUYER the above information regarding the property. SELLER and BUYER alsof the SELLER is an expert in environmental or other conditions which BUYER MAY, AT BUYER'S OPTION AND EXPENSE, CONSULT WIPRESENCE OF SUCH KNOWN OR SUSPECTED HAZARDOUS CONSELLER and BUYER understand that Listing Broker and Selling Broke SELLER hereby acknowledges receipt of a copy of this form: SELLER DATE	S agent or a second of the sec	agents, an erstand an nd and ack ay be haza DEPENDE warrant or	d no agent is au d acknowledge ti nowledge that, u ardous to human NT QUALIFIED	thorized to make any statement, or verify any hat SELLER in no way warrants or guarantees inless otherwise specifically set forth, no agent health, and which may exist on the property. INSPECTOR TO ASSESS OR DETECT THE
BUYER hereby acknowledges receipt of a copy of this disclosure BL agreement within three (3) business days following receipt of this disseller or his agents by personal delivery, ordinary or certified mail, or fobjection to a disclosure in the disclosure statement. The notice of state no signed notice of rescission is received by the SELLER within the statutory rescission referenced in this section is separate and disting enumerated in any other written document related to this transaction, in	JYER may of sclosure state facsimile translutory rescise three (3) beingt from, a	only exerc tement by nsmission, sion must usiness d nd does	a written, signed Per statute BU specifically identi ay period, BUYE not affect, any	d and dated document that is delivered to the YER's rescission must be based on a specific ify the disclosure objected to by the BUYER. If ER's statutory right to rescind is waived. The rescission, cancellation, or contingency term
BUYER DATE	BUYE	R		DATE
AMENDED DISCLOSURE FORM: Subsequent to the delivery of the SELLER hereby makes the following amendments. (Attach additional path that there have been no changes to the information contained in the initraction in the initraction of the initial of the initraction of the initraction of the initraction of the initraction of the initial of the initraction of the initial	pages if nec	essary.) O	ther than those a	amendments made below, the SELLER states
SELLER hereby acknowledges receipt of this amended form:				
SELLER DATE	SELLE	R		DATE
BUYER hereby acknowledges receipt of a copy of this <u>amended</u> disclosale agreement within three (3) business days following receipt of the delivered to the seller or his agents by personal delivery, ordinary or ceron a specific objection to a disclosure in the disclosure statement. The the BUYER. If no signed notice of rescission is received by the SELL waived. The statutory rescission referenced in this section is separate term enumerated in any other written document related to this transaction.	his <u>amende</u> rtified mail, on notice of si ER within the and distinct	d disclosur or facsimile tatutory re- ne three (interior)	re statement by e transmission. F scission must sp 3) business day d does not affect	a written, signed and dated document that is Per statute BUYER's rescission must be based ecifically identify the disclosure objected to by period, BUYER's statutory right to rescind is t, any rescission, cancellation, or contingency

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BUYER

BUYER

DATE

DATE