

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JULY 2019 EDITION Page 1 of 4



	Seller's Name(s): Tyler Douglas Brother	rs & Kali Reb	ecca Brothe	rs	Date	:7/13/2020 2:45 PM MDT			
	Property Address: 21 Whitehead Lane, SALMON, ID 83467								
	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 X No Do Not Know The property is already within city limits								
n namanis	2. Does the property, if not within city limits, ☐ Yes ☑ No ☐ Do Not Know					exation by the city?			
	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								
	property known by the SELLER . This is	NOT a state	ment of anv	agent repres	enting the SEL	onditions and information concerning the LER and no agent is authorized to make			
	representations, or verify representations, concerning the condition of the property. Unless otherwise advised, the SELLER doe possess any expertise in construction, architectural, engineering or any other specific areas related to the construction or condition improvements on the property. Other than having lived at or owning the property, the SELLER possesses no greater knowledge that which could be obtained upon careful inspection of the property by the potential BUYER. Unless otherwise advised, the SELLER has conducted any inspection of generally inaccessible areas such as the foundation or roof. This disclosure is not a warranty of any kit the SELLER or by any agent representing the SELLER in this transaction. It is not a substitute for any inspections. The BUYI encouraged to obtain his/her own professional inspections.								
era musa sasura ara	THE FOLLOWING ARE IN THE CONDIT	None/Not Included		Not	Do Not				
	Built-in Vacuum System	Included 🗵	Working	Working	Know	Remarks			
	Clothes Dryer	図							
	Clothes Washer	Q .							
**	Dishwasher		图.						
	Disposal								
	Refrigerator		×						
	Kitchen Vent Fan/Hood	<u> </u>	X						
	Microwave Oven	<u> </u>	<u> </u>						
	Oven(s)/ Range(s)/Cook top(s)								
	Trash Compactor	None/Not	 	Nat					
	ELECTRICAL SYSTEMS SECTION	Included	Working	Not Working	Do Not Know	Remarks			
	Security System(s)	凶							
	Garage Door Opener(s)/Control(s)	N N							
	Light Fixtures		X						
	Smoke Detector(s)/Fire Alarm(s) Carbon Monoxide Detector(s)			$\vdash \vdash \vdash$					
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			2624		S Initials ()() Date by the real estate professionals who are members of the			
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Serial#: 028029-500159-4659946

Prepared by: Jennifer Aldous | Mountain West Real Estate | Jenaldous3@gmail.com | 2087561800

Form Simplicity PROPERTY ADDRESS: 21 Whitehead Lane, SALMON, ID 83467

									
HEATING & COOLING SYSTEMS SECTION	None/Not		No						
Attic Fan(s)	Included	Working	Work Work	ng	Do No	t Know		Re	marks
Central Air Conditioning		<u> </u>			<u> </u>				
Room Air Conditioner(s)		<u> </u>			L	_			
Evaporative Cooler(s)	N M	+	+		<u>L</u>	_			
Fireplace(s)	X								
Fireplace Insert(s)	X	 	一十一片						
Furnace/Heating System(s)	Ħ		一一百		T	1	Fren	therma	
Humidifier(s)	X				Ī		CICO	11/6/11/94	
Wood/Pellet Stove(s)	X				Ī				
Air Cleaner(s)	区								
FUEL TANK SECTION		N/A (🗆)	Propane	(120)	Oil (iesel ([_) Gasoline	(□) Other (□)
Location:			7			Size:			
In Use: (☒) Not In Use: (☐)	Above	Ground: (🕻	X ()	Bur	ied: ([<u> </u>	(Owned: (□)	Leased: 🔀
MOISTURE & DRAINAGE CONDITIONS	SECTION		Yes	N	lo	Do No	t Know		Remarks
Is the property located in a floodplain?					XI.]		
Are you aware of any site drainage problems					XI.]		
Has there been any water intrusion or moistu									
any portion of the property, including, but not									
crawlspace, floors, walls, ceilings, siding, or be flooding; moisture seepage, moisture conden				12	XÍ.				
backup, or leaking pipes, plumbing fixtures, a				'					
related damage from other causes?	pplialices, c	n moisture							
Have you had the property inspected for the	existence of	any tynes	<u> </u>	 		 	····		
of mold?	<i>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</i>	any typoo		Į Į	XI.]		
If the property has been inspected for mold, is	s a copy of t	he		Г]	г]		
inspection report available? Are you aware of the existence of any mold-re	alated probl	ome on				<u> </u>			
any interior portion of the property, including h					_				
floors, walls, ceilings, basement, crawlspaces				1	₹([]		
mold-related structural damage?									
Have you ever had any water intrusion, moist	ure related	damage,							
mold or mold-related problems on the propert	y remediate	ed,		1	ZL.]		
repaired, fixed or replaced?									
WATER & SEWER SYSTEMS SECTION		None/Not Included	Working		ot king		Not low		Remarks
Hot Tub/Spa and Equipment			风]]		
Pool and Pool Equipment		Ď.]]		
Plumbing System - Faucets and Fixtures		Ó	図		<u> </u>]		
Water Heater(s)			1ZI		<u> </u>]		
Water Softener (owned)		図			Ī]		
Water Softener (leased)		√ Z		·	<u> </u>]		
Landscape Sprinkler System			Ø]			toriant	ian Peumo
Septic System			M		<u> </u>]	2111900	war teamp
Sump Pump/Lift Pump			风]		
SEWER SYSTEM TYPE SECTION Public System (City/Municipal)		olic System	Community System		***************************************	Private System			ther/Remarks
Property Sewer Provided By:		Oyatem			1 Tivate System			MICHARCHIAINS	
f a private system, please provide the following Date Last							If Yes, list am	ount & explain monthly	
information about the septic system:			Is there a Mainten			ntenance Fee?		or annual fee	
· ·	6-	2017	☐ Yes 🔀		⊠No				
		Yes			Do Not Know		_	Al	
If a private septic system, is there a shared			No		ס אס	r LUOM		ther/Remarks	
drain field?			X]		
SELLER'S Initials (////)() Da	ate 7 13	2020	BU	YER'S	Initial	s ()()[Date

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PROPERTY ADDRESS: 21 Whitehead Lane, SALMON, ID 83467

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:			Ø	
Irrigation Water Provided By:			Q	
	Yes	No	Do Not Know	Other/Remarks
Shared Well		×		
Shared Well Agreement		Ø		
ROOF SECTION: Age: UNKNOWN □	Yes	No	Do Not Know	Remarks
Is there present damage to the roof?		XI		Remarks
Does the roof leak?		<u> </u>		
SIDING SECTION: Age: Bottom Level UNKNOWN & 6-2020	Yes	No	Do Not Know	Remarks
Are there any problems with the siding?		'\		
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?		Þ		
Are you aware if the property has ever been used as an illegal drug manufacturing site?)Zľ		
Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?	П	ø		·
Have you ever had the property serviced by an exterminator or had the property otherwise remediated for insect, rodent or other pest infestation(s)?	Π.	'\		
Is there any damage due to wind, fire, or flood?		,)X 1		
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.?		*Z		
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?)XI		
Are there any structural problems with the foundation?		风		·
Have any substantial additions or alterations been made without a building permit?		Ø		
Has the fireplace/wood stove/chimney/flue been cleaned?				Na Chimner
Has the fireplace/wood stove/chimney/flue been inspected?				No Chimney
accompleted.		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		

TOP 10				
SELLER'S Initials (/V/D)(V/S) Date 7-18-2020	BUYER'S Initials ()() Date	
This form is printed and distributed by the Idaho Association of REALTORS®, Inc. This form	has been designed and is provided for us	e by the real estate p	rofessionals who are mem	bers of the

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Are you aware or is thore reason to believe that the home is located in a historic identificr of a historic identificr of a historic floating of the historic floating of t	OTHER DISCLOSURES SECTION	Yes	No	Do Not Know	Rema	rks		
unencumbered, and part of the sale of this property? Have you ever filed a homeowner's insurance claim on the property? Have you ever filed a homeowner's insurance claim on the property? Is there a private road to this property? Is there a private road to this property? ADDITIONAL REMARKS AND/OR EXPLANATIONS Is there a shared road agreement for this property? ADDITIONAL REMARKS AND/OR EXPLANATIONS SECTION: Are you aware of any other existing problems concerning the property including legal, physical, product defects or other libems that are not already listed? The SELLER cortifies that the information herein is true and correct to the best of the SELLER'S knowledge as of the date signed by the SELLER. The SELLER cortifies that the information herein is true and correct to the best of the SELLER'S knowledge as of the date signed by the SELLER. The SELLER cortifies that the information and acknowledge that the statements contained herein a make and portormed in good SELLER and SELLER and SELLER'S and acknowledge that the statements contained herein are the representations of the SELLER. The SELLER'S knowledge as of the date signed by the SELLER. The SELLER and seller and seller and seller and acknowledge that the statements contained herein are the representations of the SELLER in an and acknowledge that the statements contained herein are the representations of the SELLER in an analysis of the seller and seller and sellers are representatives to the property. SELLER and SELLER and SE		is	1					
Has the home on this property ever been moved? Have you ever filed a homeowner's insurance claim on the property? Is there a HomelCondo Owner's Association? Is there a shared road to this property? ADDITIONAL REMARKS AND/OR EXPLANATIONS Is there a shared road agreement for this property? ADDITIONAL REMARKS AND/OR EXPLANATIONS Are you aware of any other existing problems concerning the property including legal, physical, product defects or other literias that are not already listed? The SELLER certifies that the information herein is true and correct to the best of the SELLER'S lovoutage as of the date signed by the SELLER in the selling with the residential property and each act performed in making a disclosure of an item of information is made and performed in good faith. SELLER and BUYER understand and acknowledge that the statements contained herein are the representations of the SELLER regarding the condition of the property. No element made herein is a statement of a SELLER's and offers and acknowledge that SELLER regarding the condition of the property. No element made herein is a statement of a SELLER's and offers and acknowledge that SELLER regarding the condition of the property. No element made herein is a statement of a SELLER's and offers and acknowledge that SELLER regarding the condition of the property. No element made herein is a statement of a SELLER's and offers and acknowledge that SELLER in one way unarnate or guarnates of the section of the		i, 🗷.			The state of the s			
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Is there a shared road agreement for this property? ADDITIONAL REMARKS ANDOR EXPLANATIONS SECTION: Yes No Know If yes, explain in the lines below The SELLER certifies that the information herein is true and correct to the best of the SELLER'S knowledge as of the date signed by the SELLER. The SELLER certifies that the information herein is true and correct to the best of the SELLER'S knowledge as of the date signed by the SELLER. The SELLER certifies that the information herein is true and correct to the best of the SELLER'S knowledge as of the date signed by the SELLER. The SELLER and BUYER understand and acknowledge that the statements contained herein are the representations of the SELLER regarding the condition of the property. No statement made herein is a statement of a SELLER'S agent or asserts, and no agent is authorized to make any statement, or verify and saleshment. Institute to the conditions the size of the sellenge of the SELLER and BUYER understand and acknowledge that SELLER'S agent or asserts, and no agent is authorized to make any statement, or verify and saleshment. Institute to the conditions of the sellenge of the SELLER and the sellenge of the SELLER and sellenge the SELLER'S agent or asserts, and no agent is authorized to make any statement, or verify and statement or a statement or a statement or asserts of the sellenge of the sellenge that statement or any avarrants or guarantees and acknowledge that sellenge the sellenge of the sellenge of the SELLER'S assert or asserts. The property of the sellenge of the sellen	Is there a private road to this property?		 					
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AMENDED DISCLOSURE FORM: Subsequent to the delivery of the initial SELLER'S Property Condition Disclosure Form previously acknowledged, SELLER hereby makes the following amendments. (Attach additional pages if necessary.) Other than those amendments made below, the SELLER states that there have been no changes to the information contained in the initial SELLER'S Property Condition Disclosure Form. IF THERE ARE NO UPDATES, THERE IS NO NEED TO SIGN BELOW. SELLER hereby acknowledges receipt of this amended form: SELLER DATE BUYER hereby acknowledges receipt of a copy of this amended disclosure BUYER may only exercise BUYER'S statutory right to rescind the purchase and sale agreement within three (3) business days following receipt of this amended disclosure statement by a written, signed and dated document that is delivered to the seller or his agents by personal delivery, ordinary or certified mal, or facsimile transmission. Per statute BUYER's rescission must be based on a specific objection to a disclosure in the disclosure statement. The notice of statutory rescission must specifically identify the disclosure objected to by the BUYER. If no signed notice of rescission is received by the SELLER within the three (3) business day period, BUYER's statutory right to rescind is waived. The statutory rescission referenced in this section is separate and distinct from, and does not affect, any rescission, cancellation, or contingency term enumerated in any other written document related to this transaction, including but not limited to the purchase and sale agreement.	SELLER and BUYER understand and acknowledge that the statements contained herein are the representations of the SELLER regarding the condition of the property. No statement made herein is a statement of a SELLER'S agent or agents, and no agent is authorized to make any statement, or verify any statement, relating to the condition of the property. SELLER and BUYER also understand and acknowledge that SELLER in no way warrants or guarantees the above information regarding the property. SELLER and BUYER also understand and acknowledge that, unless otherwise specifically set forth, no agent of the SELLER is an expert in environmental or other conditions which are or may be hazardous to human health, and which may exist on the property. BUYER MAY, AT BUYER'S OPTION AND EXPENSE, CONSULT WITH ANY INDEPENDENT QUALIFIED INSPECTOR TO ASSESS OR DETECT THE PRESENCE OF SUCH KNOWN OR SUSPECTED HAZARDOUS CONDITIONS. SELLER and BUYER understand that Listing Broker and Selling Broker in no way warrant or guarantee the above information on the property. SELLER hereby acknowledges receipt of a copy of this form: JATE BUYER hereby acknowledges receipt of a copy of this disclosure BUYER may only exercise BUYER'S statutory right to rescind the purchase and sale agreement within three (3) business days following receipt of this disclosure statement by a written, signed and dated document that is delivered to the seller or his agents by personal delivery, ordinary or certified mail, or facsimile transmission. Per statute BUYER's rescission must be based on a specific objection to a disclosure in the disclosure statement. The notice of statutory rescission must specifically identify the disclosure objected to by the BUYER. If no signed notice of rescission is received by the SELLER within the three (3) business day period, BUYER's statutory right to rescind is waived. The statutory rescission referenced in this section is separate and distinct from, and does not affect, any rescission, cancellation, or continuency term							
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	BUYER DATE	Ē	BUYER			DATE		

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RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

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