



RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM



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Seller's Name(s): Tolen	ve Zanu	tto			oate: 3 - a	2-21	
Seller's Name(s): Tolen Property Address: 78	South (Cherok	lee k	Poal,	Salmon.	Idaho	83467
Section 55-2501, et seq., Idaho Codeliver a signed and dated copy of transferor's acceptance of transtructure that has one (1) to four (4) which has a combined residential a	ode, requires SELLE f the completed discl sferee's offer. "Resid 4) dwelling units or a	iRS of reside osure form to dential Real I n individually	ntial real prop each prospe Property" me	perty to com ective transfe ans real pro	plete a property eree or his agent eperty that is im	condition disc within ten (10 proved by a b	losure form and) calendar days uilding or other
Notwithstanding that transfer of ne pursuant to section 55-2505, Idah disclose information regarding ann	o Code, SELLERS	of such new	ly constructe	ed and non-e	exempt existing	residential rea	
1. Is the property located in an area ☐ Yes No ☐ Do N	of city impact, adjacent ot Know The pr	_	·=		y subject to annex	ation by the city	?
2. Does the property, if not within city ☐ Yes 💢 No ☐ Do N	y limits, receive any city ot Know				annexation by the	city?	
3. Does the property have a written o	consent to annex record ot Know The pr		-	•	king it legally subje	ect to annexation	by the city?
THE PURPOSE OF THE STATE property known by the SELLER. representations, or verify represe possess any expertise in construct improvements on the property. Other which could be obtained upon care conducted any inspection of generative SELLER or by any agent representations.	This is NOT a state ntations, concerning tion, architectural, er ner than having lived eful inspection of the ally inaccessible are presenting the SELL	ment of any the condition ngineering or at or owning property by as such as th LER in this t	agent represon of the pro- any other sparts the property the potential se foundation	senting the Seperty. Unless opecific areas /, the SELLE BUYER. Ur or roof. This	SELLER and no is otherwise advantaged to the co in possesses no illess otherwise as disclosure is its	agent is auth vised, the SEI onstruction or o greater know advised, the S not a warrant	orized to make LLER does not condition of the Aledge than that ELLER has not of any kind by
encouraged to obtain his/her own p THE FOLLOWING ARE IN THE C	_	•					
APPLIANCES SECTION	None/Not Included	Working	Not Working	Do Not Know		Remarks	
Built-in Vacuum System	X						
Clothes Dryer	X						
Clothes Washer	X						
Dishwasher							
Disposal	N N					1	1347
Refrigerator			<u> </u>	<u> </u>			····
Kitchen Vent Fan/Hood		X	<u> </u>	- 빌			
Microwave Oven Oven(s)/ Range(s)/Cook top(s)	<u> </u>	X X	<u> </u>	├	-		
Trash Compactor	N N		 	 		·	
	None/Not		Not	Do Not			
ELECTRICAL SYSTEMS SECTION		Working	Working	Know		Remarks	
Security System(s) Garage Door Opener(s)/Control(s)	<u> </u>		 	H			
Light Fixtures	'	X	 	 			
Smoke Detector(s)/Fire Alarm(s)	H		 	一一一			
Carbon Monoxide Detector(s)	N N		1				
This form is printed and distributed by the	Date 3 - Jalaho Association of REALTO	RS ⁵ Inc. This form	has been designed	and is provided for)()() Date	members of the
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78 South Cherokee Pl. Sulman Flaks 83467

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PROPERTI ADDRESS: 10 DOW	700	ALCIO	nce_	<u> </u>		Jule 1	nun	1 - 1-10-20	0 - 1 - 1
HEATING & COOLING SYSTEMS		1		Terrenal de la companya de la compa	T				
SECTION	None/Not	147 17	No.					_	
Attic Fan(s)	Included	Working	y Worl	ting T	-	ot Know		Rei	narks
Central Air Conditioning		X		†			·····		
Room Air Conditioner(s)	Ø		+		+	=		·	
Evaporative Cooler(s)	X		一十青		1	=			
Fireplace(s)		K		Ī	 	7			
Fireplace Insert(s)	X]					
Furnace/Heating System(s)		×]	1		-,		
Humidifier(s)	X]			***************************************		
Wood/Pellet Stove(s)	X]					
Air Cleaner(s)	X	L G					n an rhama ann an an an		
FUEL TANK SECTION		N/A (⊠)	Propane		Oil (esel (_) Gasoline	(<u></u> Other (<u></u>)
Location: In Use: (□) Not In Use: (□)	Abovo	Ground: ([Du	riad. /T	Size:		Durmod: (T)	1 1 (7-1)
		Giouna: (L	_ <i>J)</i> 	- Du	ried: ([<u> </u>		Owned: (□)	Leased: (🗍)
MOISTURE & DRAINAGE CONDITIONS S	SECTION		Yes		No	Do Not			Remarks
Is the property located in a floodplain?		***************************************			XI_	<u> </u>			
Are you aware of any site drainage problems?					X			,	
Has there been any water intrusion or moistur									
any portion of the property, including, but not l									
crawlspace, floors, walls, ceilings, siding, or ba				'	X		l		
flooding; moisture seepage, moisture condens			-	l	AT.	<u> </u>	ı		
backup, or leaking pipes, plumbing fixtures, ap	opliances, or	moisture							
related damage from other causes? Have you had the property inspected for the e	viotonos of a								
of mold?	xisterice or a	any types			X				
If the property has been inspected for mold, is	a copy of th	<u></u> е		1-		_			· · · · · · · · · · · · · · · · · · ·
inspection report available?					X				
Are you aware of the existence of any mold-re									
any interior portion of the property, including b				'	X.				
floors, walls, ceilings, basement, crawlspaces, mold-related structural damage?	, and aπics, d	or any			7	_			
Have you ever had any water intrusion, moistu	tro related d	amada		-		_			
mold or mold-related problems on the property					X				
repaired, fixed or replaced?	romodicio	,	<u>니</u>	1	Z N	-			
WATER & SEWER SYSTEMS SECTION		ne/Not	***************************************		Not	DoN			
	In	cluded	Working		rking	Kno			Remarks
Hot Tub/Spa and Equipment		X							···
Pool and Pool Equipment		X			口		'		
Plumbing System - Faucets and Fixtures			X						
Water Heater(s)			×						
Water Softener (owned)				┪		 			
		×		+					
Water Softener (leased)		Ø							
Landscape Sprinkler System									
Septic System		П	132				************		
Sump Pump/Lift Pump		X							
SEWER SYSTEM TYPE SECTION		c System		munity	,				
Property Sewer Provided By:	(City/i	Municipal)	Sy	stem		Private S	<u>ystem</u>	Ot	her/Remarks
If a private system, please provide the follow	vina Da	te Last				X		If Voc. No. 1	arma D armilala
information about the septic system:	- 1	mped	Is the	e a M	ainten	ance Fee	?	or annual fee?	unt & explain monthly
? over 10 yrs			□ Ye	es	Г	No		J	
e u = i u gi s.			<u> </u>			İ			
	,	Yes	N	0		Do Not	Know	Ot	her/Remarks
If a private septic system, is there a shared			ŕ	X(
drain field?		<u></u>	Į.	4		ᅵ 니			-
SELLER'S Initials (JZ)() Dat	te 3-2					L		I	

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WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	Private System (Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:			风	well for house
Landscape Water Provided By:		X	×	
Irrigation Water Provided By:		Ø	Ø	
7	Yes	No	Do Not Know	Other/Remarks
Shared Well		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		Otherwentarks
Shared Well Agreement				Shop-
ROOF SECTION: Age: & y car 5 UNKNOWN ☐ // 20/3	Yes	No No	Do Not Know	Community System - Tivesto
Is there present damage to the roof?		À		steniars
Does the roof leak?		<u> </u>		
SIDING SECTION: Age:				
UNKNOWN Don'g swal. Are there any problems with the siding?	Yes	No No	Do Not Know	Remarks
HAZARDOUS CONDITIONS SECTION	Yes	No	Do Not Know	D du
Are you aware of any asbestos, radon, or other		No	DO NOT KNOW	Remarks
toxic or hazardous materials on the property?				
Is there a radon mitigation system?		<u> </u>		
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.?		Ø		
Has the property been surveyed since you owned it?		×	П	
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.?		×	П	
Are there any structural problems with the improvements?		×		
Are there any structural problems with the foundation?		×		
Have any substantial additions or alterations been made without a building permit?		×		
Has the fireplace/wood stove/chimney/flue		×		
been cleaned?		×		

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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?		M		
Are all mineral rights appurtenant to the property included, unencumbered, and part of the sale of this property?	X			
Has the home on this property ever been moved?		7		
Have you ever filed a homeowner's insurance claim on the property?		×		
Is there a Home/Condo Owner's Association?		×		
Is there a private road to this property?		Ø		
Is there a shared road agreement for this property?		X		
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?		×		

Are you aware of any other existing prob property including legal, physical, produc			1			
items that are not already listed?	delects of other		×			
		Дениинананананана	democratica de la composição de la compo			

The SELLER certifies that the information here SELLER is familiar with the residential property	ein is true and correct to y and each act performe	the best o	of the SEL	LER'S kno sure of an	wledge as of the date sign	ed by the SELLER. The and performed in good
faith. SELLER and BUYER understand and acknowledge.						
the property. No statement made herein is a s	tatement of a SELLER'S	agent or a	agents, an	d no agent	is authorized to make any	statement, or verify any
statement, relating to the condition of the prope	rty. SELLER and BUYER	R also unde	erstand an	d acknowle	dge that SELLER in no war	v warrants or quarantees
the above information regarding the property. So of the <u>SELLER</u> is an expert in environmental	or other conditions which	understar are or ma	nd and ack av be haza	nowledge to Irdous to h	nat, uniess otherwise speci uman health, and which m	ifically set forth, no agent
BUYER MAY, AT BUYER'S OPTION AND EX	PENSE, CONSULT WIT	H ANY INI	DEPENDE	NT QUALI	FIED INSPECTOR TO AS	SESS OR DETECT THE
PRESENCE OF SUCH KNOWN OR SUSPECT SELLER and BUYER understand that Listing B	FED HAZARDOUS COND	DITIONS.	warrant or	ausrantee :	the above information on th	o proporty
SELLER hereby acknowledges receipt of a cop	yeof this form:	iii iio way i	wanani oi	guarantee	ine above information on th	e property.
When Mouth	<u>3-22-21</u> DATE					
SELLER	DATE	5	SELLER		•	DATE
BUYER hereby acknowledges receipt of a con	by of this disclosure BUY	ER may o	only exerci	se BUYER	'S statutory right to rescind	d the purchase and sale
agreement within three (3) business days follow	owing receipt of this disc	losure sta	tement by	a written. :	signed and dated documer	nt that is delivered to the
seller or his agents by personal delivery, ordinal objection to a disclosure in the disclosure state.	ary or ceruned mail, or ra ment. The notice of statut	csimile tra	nsmission. sion must :	. Per statut specifically	e BUYER's rescission mus identify the disclosure obje	it be based on a specific
no signed notice of rescission is received by t	he SELLER within the ti	hree (3) b	usiness d	lav period.	BUYER's statutory right to	rescind is waived. The
statutory rescission referenced in this section	n is separate and distin	ct from, a	nd does r	not affect,	any rescission, cancellation	on, or contingency term
statutory rescission referenced in this section enumerated in any other written document relationships.	n is separate and distin	ct from, a uding but r	nd does r not limited	not affect, to the purc	any rescission, cancellation hase and sale agreement.	on, or contingency term
statutory rescission referenced in this section	n is separate and distin	uding but r 	nd does in the description of the document of	not affect, to the purc	any rescission, cancellation hase and sale agreement.	DATE
statutory rescission referenced in this section enumerated in any other written document relate	n is separate and disting to this transaction, incl DATE	uding but r 	not limited	to the purc	hase and sale agreement.	DATE
statutory rescission referenced in this section enumerated in any other written document related by the section of the section	n is separate and distinct to the delivery of the ents. (Attach additional parts.)	uding but r E initial SEI	BUYER LLER'S Pressary.) O	roperty Co	hase and sale agreement. ndition Disclosure Form properties amendments made be	DATE reviously acknowledged, elow, the SELLER states
statutory rescission referenced in this section enumerated in any other written document relative buyer. BUYER AMENDED DISCLOSURE FORM: Subsequer SELLER hereby makes the following amendmentat there have been no changes to the information of the section of the	n is separate and distinct to the delivery of the ents. (Attach additional parts.)	uding but r E initial SEI	BUYER LLER'S Pressary.) O	roperty Co	hase and sale agreement. ndition Disclosure Form properties amendments made be	DATE reviously acknowledged, elow, the SELLER states
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BUYER AMENDED DISCLOSURE FORM: Subsequer SELLER hereby makes the following amendment that there have been no changes to the informat THERE IS NO NEED TO SIGN BELOW. SELLER hereby acknowledges receipt of this and SELLER bereby acknowledges receipt of a copy sale agreement within three (3) business day	DATE In to the delivery of the ents. (Attach additional pation contained in the initial mended form: DATE DATE DATE The pation contained in the initial mended form: DATE of this amended disclosures following receipt of this services following receipt of this amended of this amended to the contained of this amended disclosures following receipt of this amended to the contained and the contained amended disclosures following receipt of this amended to the contained amended to the contai	uding but r initial SEI ges if necessif sELLER sure BUYER s amended	BUYER LLER'S Pressary.) O 'S Proper	roperty Continue than the condition of t	ndition Disclosure Form prose amendments made be a Disclosure Form. IF THE	DATE reviously acknowledged, elow, the SELLER states RE ARE NO UPDATES, DATE escind the purchase and dated document that is
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