

## RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM





Property Address: 13 Section 55-2501, et seq.,						Date:	01/12/2022
Section 55-2501, et seq.,	Seventeen M	ile Road	Salmon	Id		83467	
of transferor's acceptance	d copy of the comple of transferee's offe to four (4) dwelling	leted disclos er. "Residen units or an	sure form to tial Real Pro	each prospe pertv" mear	ective transf ns real prope	eree or his a ertv that is im	erty condition disclosure form and gent within ten (10) calendar days aproved by a building or other . This also applies to real property
Notwithstanding that trans oursuant to section 55-25 disclose information regar	505, Idaho Code, <b>S</b>	SELLERS c	f such new	lv construct	ed and non	-exempt exist	inhabited is exempt from disclosur sting residential real property sha <u>ınd</u> 3.
1. Is the property located in □Yes piNo	n an area of city impa □Do Not Know	ct, adjacent c □The prop	r contiguous : erty is alread	to a city lìmit, dy within city	and thus lega Imits	ally subject to	annexation by the city?
2. Does the property, if not ☐Yes ☐No	t within city limits, rece □Do Not Know	eive any city s □The prop	services, thus erty is alread	making it leg dy within city	ally subject to y limits	o annexation b	by the city?
3. Does the property have ☐Yes ☑No	a written consent to a □Do Not Know	annex recorde □The prope	ed in the coun erty is alread	ity recorder's y within city	office, thus m limits	aking it legally	subject to annexation by the city?
property known by the <b>SE</b> representations, or verify r	LLER. This is NOT representations, co construction, archite	a statemer ncerning the ectural, eng	t of any age condition of neering or a	ent represen of the proper any other sp	ting the <b>SEI</b> ty. Unless of ecific areas	LLER and no otherwise adv related to the	information concerning the agent is authorized to make vised, the SELLER does not e construction or condition of the sono greater knowledge than that
mprovements on the prop which could be obtained u conducted any inspection he SELLER or by any ag- encouraged to obtain his/h	pon careful inspect of generally inacce ent representing the ner own professions	tion of the p essible areas e SELLER i al inspectior	roperty by the such as the such as the number of the such as the s	ne potential e foundatior	<b>BUYER.</b> Ur n or roof. <b>Th</b>	iless otherwi is disclosur	se advised, the <b>SELLER</b> has not re is not a warranty of any kind by repections. The <b>BUYER</b> is
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TRANSACTIONS
Transaction Dask Edition

PROPERTY ADDRESS: 13 Seventeen Mile Road Salmon 83467 Ιd

HEATING & COOLING SYSTEMS	None/Not		No	nt			
SECTION	Included	Working			Not Know		Remarks
Attic Fan(s)	$\times$						
Central Air Conditioning	×						
Room Air Conditioner(s)	~						
Evaporative Cooler(s)	$\prec$						
Fireplace(s)	×						
Fireplace Insert(s)		$\times$					
Furnace/Heating System(s)		×			***************************************	***************************************	
Humidifier(s)	$\prec$						
Wood/Pellet Stove(s)	4			***************************************			
Air Cleaner(s)	-×						
FUEL TANK SECTION		I/A ( )	Propane	78 6	Oil() D	iesel	() Gasoline() Other()
Location:		1/A()	riopane	W.	Size		() Gasoline() Other()
	bove Groun	d. XX	г.	Buried:	/ \ \		Overage ( )
MOISTURE & DRAINAGE CONDITIONS		u. (X		T	<del> </del>		Owned: ( ) Leased: 🔌
	BECTION		Yes	No	Do Not I	Cnow	Remarks
Is the property located in a floodplain?				1			Part of property
Are you aware of any site drainage problems?		TIPE TO THE PARTY OF THE PARTY		X			1
Has there been any water intrusion or moistur		mage to		/-			meter sops going
any portion of the property, including, but not l					ļ		heavy irreading
crawlspace, floors, walls, ceilings, siding, or ba							8 m 9
flooding; moisture seepage, moisture condens				/	•		
backup, or leaking pipes, plumbing fixtures, ar				'>-	•		
related damage from other causes?		•		'			
Have you had the property inspected for the e	xistence of a	ny types		V			
of mold?				/	'		
If the property has been inspected for mold, is	a copy of th	е		$\sim$			
inspection report available?				/ \			
Are you aware of the existence of any mold-re	lated proble	ms on					
any interior portion of the property, including b	ut not limited	d to,		-			
floors, walls, ceilings, basement, crawlspaces,	and attics, o	or any		/~	`		
mold-related structural damage?				<u> </u>			
Have you ever had any water intrusion, moistumold or mold-related problems on the property							
repaired, fixed or replaced?	remediated	,			,		
repaired, fixed of replaced:	No	ne/Not		Not	Do N	o+	
WATER & SEWER SYSTEMS SECTION		luded	Working				Remarks
Hot Tub/Spa and Equipment	,						
Pool and Pool Equipment		<del>-</del>					
L		<b>X</b>					
Plumbing System – Faucets and Fixtures			$\times$				
Water Heater(s)			~				
Water Softener (owned)							
Water Softener (leased)		$\sim$		ļ			
(leased)		$\prec$					
Landscape Sprinkler System		~					
Septic System			$\overline{}$				
•							
Sump Pump/Lift Pump			<b>X</b>				
	Public	System	Comm	nunity	Private S	vstem	
SEWER SYSTEM TYPE SECTION		(lunicipal)		tem		y Cloni	Other/Remarks
Property Sewer Provided By:	12	•			<b>\</b>		
		_				`	
If a private system, please provide the follow	ving Date La Pumpe		Is there	e a Main	tenance F	ee?	If Yes, list amount & explain monthly or
information about the septic system:	Fullipe	a l		_			annual fee?
	1 1	<b>(</b> /	L L)	⁄es	□No		
		•					
		.,		_	Do Not	Know	
If a politate continuoustana in the annual in the		Yes		lo			Other/Remarks
If a private septic system, is there a shared							
drain field?	1 1 73		<del>)</del> ——				
SELLER'S Initials (SML) S. \ Date	ノームづ	16/	<b>/</b> DII	VED'S	Initiala (		\/ \ \ Dete

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PROPERTY ADDRESS: 13

Seventeen Mile Road

Salmon

Ιd

83467

	· · ·		Private System	η
WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	(Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:		7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		Othorntenano
Landscape Water Provided By:	·		* * * * * * * * * * * * * * * * * * *	
Irrigation Water Provided By:				
				Lembi river diverses
Shared Well	Yes	No	Do Not Know	Other/Remarks
Shared Well Agreement		—X—		
ROOF SECTION: Age: 25 以ろ	Yes	No	Do Not Know	Domonto
Is there present damage to the roof?	163	×	DO NOT KNOW	Remarks
Does the roof leak?		$- \bigcirc$		·
SIDING SECTION: Age: 25 YRS				
Are there any problems with the siding?		NO		
HAZARDOUS CONDITIONS SECTION				
Are you aware of any asbestos, radon, or other	Yes	No	Do Not Know	Remarks
toxic or hazardous materials on the property?		X_		
Is there a radon mitigation system?		×		
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?		×		
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 No	Do Not Know	Remarks
Are there any conditions that may affect your	100	NO .	DO NOT KNOW	Kemarks
ability to clear title such as encroachments,				
easements, zoning violations, lot line disputes, etc.?		$\times$		
Has the property been surveyed since you owned it?		~		
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.?		$\succ$		
Are there any structural problems with the				
improvements? Are there any structural problems with the		X_		
foundation?		<u> </u>		
Have any substantial additions or alterations been made without a building permit?		~		
Has the fireplace/wood stove/chimney/flue		× ×		
been cleaned? Has the fireplace/wood stove/chimney/flue				
has the fireplace/wood stove/chimney/flue   been inspected?		$\prec$		

SELLER'S Initials 5M )( )	Date 1-13-22	BUYER'S Initials (	)() Date	****
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PROPERTY ADDRESS: 13 Seventeen	Mile Road :	Salmon	Id		83467
OTHER DISCLOSURES SECTION		Yes	No	Do Not Know	Remarks
Are you aware or is there reason to believe the	at the home is		1		Remains
located in a historic district or is a historic land			<u> </u>		
Are all mineral rights appurtenant to the prope unencumbered, and part of the sale of this pro-					
Has the home on this property ever been mov	red?		$\times$		
Have you ever filed a homeowner's insurance					
property?			$\perp \times$		
Is there a Home/Condo Owner's Association?			$\rightarrow$		
Is there a private road to this property?			×		
Is there a shared road agreement for this prop			نح ا		
ADDITIONAL REMARKS AND/OR EXPLANA SECTION:		Yes	No	Do Not Know	If yes, explain in the lines below
Are you aware of any other existing problems property including legal, physical, product defeitems that are not already listed?	concerning the ects or other		-		
The SELLER certifies that the information herein is	s true and correct	to the best	of the SEL	LER'S knov	vledge as of the date signed by the <b>SELLER</b> . The
<b>SELLER</b> is familiar with the residential property an faith.	id each act perforn	ned in maki	ng a disclo	osure of an i	tem of information is made and performed in good
SELLER and BUYER understand and acknowledge	e that the statemer	nts containe	d herein ar	e the repres	entations of the <b>SELLER</b> regarding the condition of
the property. No statement made herein is a stater	nent of a <b>SELLER</b>	<b>'S</b> agent or	agents, au	nd no agent	is authorized to make any statement, or verify any
statement, relating to the condition of the property. Statement, relating to the condition of the property. SELL	SELLER and BUY ER and BUYER at	<b>ER</b> also und Iso understa	derstand ar	nd acknowled knowledge fl	dge that SELLER in no way warrants or guarantees
of the SELLER is an expert in environmental or of	her conditions whi	ch are or m	iav he haz	ardous to hi	iman health, and which may exist on the proporty.
BUYER MAY, AT BUYER'S OPTION AND EXPEN PRESENCE OF SUCH KNOWN OR SUSPECTED	NSE, CONSULT W	ITH ANY IN	IDEPENDI	ENT QUALIF	FIED INSPECTOR TO ASSESS OR DETECT THE
THE CENTER OF COOK MINOR OF COOK ECTED	I IALAINDOUG GO				
SELLER and BUYER understand that Listing Broke	er and Selling Broke	er in no way	warrant o	r guarantee t	he above information on the property.
SELLER and BUYER understand that Listing Broke SELLER hereby acknowledges receipt of a copy of	er and Selling Broke this form:	er in no way	warrant o	r guarantee t	he above information on the property.
SELLER and BUYER understand that Listing Broke SELLER hereby acknowledges receipt of a copy of	er and Selling Broke this form:	er in no way	warrant or	r guarantee t	Λ
SELLER hereby acknowledges receipt of a copy of  SELLER Shane McAfee	this form:  1-13-2  DATE	er in no way	warrant or	J. Stevens	1-13.2
SELLER shane McAfee BUYER hereby acknowledges receipt of a copy of	this form:  1-15-2 DATE  f this disclosure BI	SELV	warrant or	Stevens	DATE  S statutory right to receiped the purphase and sale
SELLER hereby acknowledges receipt of a copy of SELLER Shane McAfee BUYER hereby acknowledges receipt of a copy of agreement within three (3) business days following seller or his agents by personal delivery, ordinary of	this form:  DATE  This disclosure Bing receipt of this door certified mail. or	SELV SELV UYER (may isclosure str	er Warrant or ER Lisa only exercatement by ansmission	Stavens cise BUYER' y a written, s	DATE  S statutory right to rescind the purchase and sale signed and dated document that is delivered to the BILYER's rescission must be based on a specific
SELLER hereby acknowledges receipt of a copy of SELLER Shane McAfee BUYER hereby acknowledges receipt of a copy of agreement within three (3) business days following seller or his agents by personal delivery, ordinary cobjection to a disclosure in the disclosure statement.	this form:  DATE  This disclosure Bing receipt of this do retified mail, or t. The notice of sta	SELV SELV UYER (may isclosure stratestrutory rescis	ER Lisa only exercatement by ansmission must	cise BUYER' y a written, s	DATE  S statutory right to rescind the purchase and sale igined and dated document that is delivered to the BUYER's rescission must be based on a specific identify the disclosure objected to by the BUYER.
SELLER hereby acknowledges receipt of a copy of SELLER Shane McAfee BUYER hereby acknowledges receipt of a copy of agreement within three (3) business days following seller or his agents by personal delivery, ordinary of objection to a disclosure in the disclosure statement on signed notice of rescission is received by the Statutory rescission referenced in this section is	this form:  DATE  f this disclosure Bing receipt of this dor certified mail, or t. The notice of sta SELLER within the separate and dist	SELV UYER (may isclosure st facsimile tra tutory rescis three (3) b	ER Lisa only exercatement by ansmission must business cand does	Elevens cise BUYER' y a written, s a. Per statut s specifically it day period, it not affect	S statutory right to rescind the purchase and sale signed and dated document that is delivered to the BUYER's rescission must be based on a specific identify the disclosure objected to by the BUYER. If BUYER's statutory right to rescind is waived. The gray rescission cancellating or contingency there
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