

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2025 EDITION



pperty Address:504 Hwy 93 N					Salmon	Id 834
-						
tion 55-2501, et seq., Idaho Code, red ver a signed and dated copy of the co	quires SELLER	RS of reside	ntial real prop	perty to cor	nplete a property	condition disclosure form
ansferor's acceptance of transferee's						
cture that has one (1) to four (4) dwell						
ch has a combined residential and cor		individually	Owned unit ii	ii a sii uctui	e of any size. This	s also applies to real prop
or rus a combined residential and cor	minorolar acc.					4
withstanding that transfer of newly cor	nstructed reside	ential real p	roperty that p	reviously h	as not been inhat	pited is exempt from discl
suant to section 55-2505, Idaho Cod	e. SELLERS	of such nev	vlv constructe	ed and nor	n-exempt existing	residential real property
lose information regarding annexation	n and city servi	ces in the fo	orm as prescr	ibed in que	stions 1, 2, <u>and</u> 3	3.
Is the property located in an area of city in	mpact, adjacent d	or contiguous	to a city limit,	and thus leg	ally subject to anne	xation by the city?
⊡Yes ⊉No □Do Not Know	/ ⊔≀ne pro	perty is airea	ady within city	/ limits		
Does the property, if not within city limits,	receive anv citv	services, thu	s makina it lea	allv subiect t	o annexation by the	city?
□Yes Mo □Do Not Know			ady within city			y ·
Does the property have a written consent □Yes ■No □Do Not Know			nty recorder's o		naking it legally subj	ject to annexation by the city
□Yes 128No □DoNotKnow	□ Ine prop	erty is alread	uy within city	IIIIIII		
PURPOSE OF THE STATEMENT: 1	This is a statem	nent made h	ov the SFLLE	R of the co	anditions and info	rmation concerning the
erty known by the SELLER . This is N						
esentations, or verify representations						
ess any expertise in construction, arc						
ovements on the property. Other than						
b sould be obtained upon seveful inco			i and proporty	,	 pooddoodd 110	grouter knowledge than
n coulo de oblaineo ubon careili lost	pection of the r	ironeriv ov i	the notential	RUYFR U	niess otherwise a	dvised the SFIIFR has
in could be obtained upon careful inst	pection of the p	property by t	the potential	BUYER. U	niess otnerwise a	dvised, the SELLER has
ducted any inspection of generally ina	ccessible area	s such as th	ne foundation	or roof. <u>Th</u>	nis disclosure is	not a warranty of any kir
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PROPERTY ADDRESS: 504 Hwy 93 N

Salmon

Ιd 83467

HEATING & COOLING SYSTEMS SECTION	None/Not Included	ncluded Working		ot king D	Do Not Know		Remarks		
Attic Fan(s)	X								
Central Air Conditioning		X							
Room Air Conditioner(s)	×								
Evaporative Cooler(s)								***	
Fireplace(s)	メ	MA							
Fireplace Insert(s)	X	- N							
Furnace/Heating System(s)		X							
Humidifier(s)	人								
Wood/Pellet Stove(s)		X							
Air Cleaner(s)	X						***		
FUEL TANK SECTION	N	1/A 09-	Propane	() (iesel	() 0	Basoline() Other()	
Location:			-	<u> </u>	Size				
	oove Groun	d: ()	<u> </u>	Buried:	()		Owned:	() Leased: ()	
MOISTURE & DRAINAGE CONDITIONS S	ECTION		Yes	No	Do Not I	Know		Remarks	
Is the property located in a floodplain?			1				not	building S	
Are you aware of any site drainage problems?				X					
Has there been any water intrusion or moisturany portion of the property, including, but not I									
crawlspace, floors, walls, ceilings, siding, or ba	asement, bas	sed on							
flooding; moisture seepage, moisture condens backup, or leaking pipes, plumbing fixtures, ap									
related damage from other causes?				メ					
Have you had the property inspected for the e of mold?	xistence of a	ny types		人					
If the property has been inspected for mold, is inspection report available?	a copy of the	е							
Are you aware of the existence of any mold-re	lated proble	ms on					-		
any interior portion of the property, including b				1					
floors, walls, ceilings, basement, crawlspaces,									
mold-related structural damage?									
Have you ever had any water intrusion, moistu	ire related da	amage,		.,					
mold or mold-related problems on the property	remediated	,		X					
repaired, fixed or replaced?									
WATER & SEWER SYSTEMS SECTION		ne/Not luded	Working	Not Workin	Do N ng Kno			Remarks	
Hot Tub/Spa and Equipment		X	g	11011111	.5	••		Remarks	
Pool and Pool Equipment		<u> </u>							
Plumbing System – Faucets and Fixtures			X						
Water Heater(s)			X						
Water Softener (owned)			×						
Water Softener (leased)			/						
Landscape Sprinkler System	×	,							
Septic System			X						
Sump Pump/Lift Pump			X						
				<u> </u>					
SEWER SYSTEM TYPE SECTION		: System Iunicipal)	1	munity stem	Private S	ystem		Other/Remarks	
Property Sewer Provided By:		, , ,							
If a private system, please provide the	Date La		Is ther	e a Mair	ntenance F	ee?	If Yes,	list amount & explain monthly or	r
following information about the septic system		u	□Yes 54No		~d.		annual fee?		
	19,	115							
		V ac		No.	Do Not I	Know		Other WD	
If a private septic system, is there a shared		Yes		No.				Other/Remarks	
drain field?			X						
SELLER'S Initials ()()() Date)· <i>\</i> -\2'	7	BU	YER'S	Initials ()(<u>)</u> Date	

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PROPERTY ADDRESS: 504 Hwy 93 N

Salmon

Ιd 83467

	T	T	Private System	T
WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	(Well, Cistern,	Other/Remarks
Domestic Water Provided By:			7	
Landscape Water Provided By:			X	
Irrigation Water Provided By:		X		Big Flat Ditch Co
	Yes	No	Do Not Know	Other/Remarks
Shared Well		X		
Shared Well Agreement				
ROOF SECTION	Year of Installation	Do Not know		Remarks
What is the age of the roof?	2017			
Is there present damage to the roof?	Yes	No	Do Not Know	Remarks
Does the roof leak?		<u> </u>		
	Y	X		
SIDING SECTION	Year of Installation	Do Not Know		
What is the age of the siding?	2017			
	Yes	No	Do Not Know	Remarks
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? Are you aware of any current or previous				
insect, rodent or other pest infestation(s) on the property?		X		196
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, etc.?		×		
Has the property been surveyed since you owned it?	X			
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.? Are there any structural problems with the		χ		
improvements?		X		
Are there any structural problems with the foundation?		X		

BUYER'S Initials (SELLER'S Initials (This form is printed and distributed by the Idaho Association of REALTORS®, Inc. This form has been designed and is provided for use by the real estate professionals who are members of the Idaho Association of REALTORS®. USE BY ANY OTHER PERSON IS PROHIBITED. ©Copyright Idaho Association of REALTORS®, Inc. All rights reserved.

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PROPERTY ADDRESS: 504 Hwy 93 N				Salmon	Id	83467
OTHER DISCLOSURES SECTION			Do Not	_		
Have any substantial additions or alterations been made	Yes	No	Know	Rema	arks	-
without a building permit?		1 1				
Has the fireplace/wood stove/chimney/flue been cleaned?	X					
Has the fireplace/wood stove/chimney/flue been inspected?	文					
Are you aware or is there reason to believe that the home is					*	
located in a historic district or is a historic landmark?		X				
Are all mineral rights appurtenant to the property included,						
unencumbered, and part of the sale of this property?	$\perp \chi$					
Has the home on this property ever been moved?		<u> </u>				
Have you ever filed a homeowner's insurance claim on the property?		1				
Is there a Home/Condo Owner's Association?		17				
		<u>*</u>				
Is there a private road to this property?		X				
Is there a shared road agreement for this property?		X				
ADDITIONAL REMARKS AND/OR EXPLANATIONS			Do Not			
SECTION:	Yes	No	Know	If yes, explain in the lines b	elow	
Are you aware of any other existing problems concerning the						
property including legal, physical, product defects or other		N				
items that are not already listed?						
The SELLER certifies that the information herein is true and correct	to the best	of the SE	I I ED'S know	uladge as of the date sign	ad by the	CELLED The
SELLER is familiar with the residential property and each act perfor	med in mak	ing a disc	losure of an i	tem of information is made	ed by the and perfo	ormed in good
faith.				tom or imprimation to made	and point	simoa in good
SELLER and BUYER understand and acknowledge that the stateme						
the property. No statement made herein is a statement of a SELLE statement, relating to the condition of the property. SELLER and BU	R'S agent o	r agents, a	and no agent	is authorized to make any	statement	t, or verify any
the above information regarding the property.	IER also un	iderstand a	ind acknowle	age that SELLER in no wa	y warrants	or guarantees
SELLER and BUYER understand that Listing Broker and Selling Brok	ker in no wa	y warrant o	or guarantee t	he above information on th	e property	
7-7-2	-	S	ti	.	7	7.25
SELLER DATE	> 	E S		<i></i>	<u>-1</u>	:}.∂. ATE
BUYER hereby acknowledges receipt of a copy of this disclosure E	BUYER may	/ only exe	cise BUYFR	S statutory right to rescine	יט d the nurcl	੧।⊏ hase and sale
agreement within three (3) business days following receipt of this	disclosure s	tatement k	y a written, s	signed and dated documer	nt that is de	elivered to the
seller or his agents by personal delivery, ordinary or certified mail, or	r facsimile tr	ransmissio	n. Per statut	e BUYER's rescission mus	st be based	d on a specific
objection to a disclosure in the disclosure statement. The notice of st						
no signed notice of rescission is received by the SELLER within the statutory rescission referenced in this section is separate and dis-	e triree (3)	and does	not affect	BUYER'S Statutory right to	rescind is	s waived. The
enumerated in any other written document related to this transaction,	including bu	it not limite	ed to the purc	nase and sale agreement.	JII, OI COII	ungency term
·	· ·					
PLIVED	- BUV	ED.				A TF
BUYER DATE	BUY	EK			D	ATE
AMENDED DISCLOSURE FORM: Subsequent to the delivery of	the initial S	ELLER'S	Property Co	ndition Disclosure Form p	reviously a	acknowledged
SELLER hereby makes the following amendments. (Attach additional	I pages if ne	ecessary.)	Other than th	ose amendments made be	elow, the S	ELLER states
that there have been no changes to the information contained in the	SAMUAL OF LIE	ER'S Prop	erty Conditio	n Disclosure Form. IF THE	DE ADE A	
	initial SELL		orty Corlaino		KE AKE N	IO UPDATES,
THERE IS NO NEED TO SIGN BELOW.	initiai SELL		orty Conditio		KE AKE N	IO UPDATES,
THERE IS NO NEED TO SIGN BELOW.	iniliai SELL		- Condition		KE AKE N	IO UPDATES,
THERE IS NO NEED TO SIGN BELOW.	initiai SELL				KE AKE N	IO UPDATES,
			orly contains			
SELLER DATE	SELI		orly contains			ATE
SELLER DATE BUYER hereby acknowledges receipt of a copy of this amended disc	SELI	LER ER may or	nly exercise E	BUYER'S statutory right to b	D/	ATE
SELLER DATE BUYER hereby acknowledges receipt of a copy of this amended disc sale agreement within three (3) business days following receipt of	SELI slosure BUY f this <u>amenc</u>	LER ER may or	nly exercise E sure statemer	nt by a written, signed and	Direscind the	ATE purchase and cument that is
SELLER DATE BUYER hereby acknowledges receipt of a copy of this <u>amended</u> disc sale agreement within three (3) business days following receipt of delivered to the seller or his agents by personal delivery, ordinary or other than the seller or his agents by personal delivery.	SELI slosure BUY f this ameno	LER ER may or ded disclos I, or facsim	nly exercise E sure statemei ille transmiss	nt by a written, signed and on. Per statute BUYER's i	Tescind the	ATE purchase and cument that is must be based
SELLER DATE BUYER hereby acknowledges receipt of a copy of this <u>amended</u> disc sale agreement within three (3) business days following receipt of delivered to the seller or his agents by personal delivery, ordinary or on a specific objection to a disclosure in this amended disclosure	SELI closure BUY f this amenc certified mail statement.	LER ER may or ded disclos l, or facsim	nly exercise E sure statemer ille transmiss of statutory	nt by a written, signed and on. Per statute BUYER's i rescission must specifical	rescind the	ATE purchase and cument that is must be based the disclosure
SELLER DATE BUYER hereby acknowledges receipt of a copy of this <u>amended</u> disc sale agreement within three (3) business days following receipt of delivered to the seller or his agents by personal delivery, ordinary or on a specific objection to a disclosure in this amended disclosure objected to by the BUYER. If no signed notice of rescission is received.	SELI closure BUY f this amenc certified mail statement.	LER ER may or ded disclos l, or facsim The notice	nly exercise E sure statemer ille transmiss of statutory in the three (nt by a written, signed and on. Per statute BUYER's i rescission must specifical 3) business day period, B	rescind the I dated do rescission i ly identify	ATE purchase and cument that is must be based the disclosure atutory right to
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BUYER

BUYER

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