

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2025 EDITION



Seller's Name(s): Eric Stopper and Jennifer Stopper					Date: 10/28/2025				
Property Address: 10579 E Far Cry R	d								
deliver a signed and dated copy of the co of transferor's acceptance of transferee's	mpleted disclos offer. "Reside ling units or an	osure form to ential Real I	each prospe Property" mea	ctive transfer ans real prop	elete a property condition disclosure form and ree or his agent within ten (10) calendar days perty that is improved by a building or other of any size. This also applies to real property				
	e, SELLERS	of such new	ly constructed	d and non-ex	not been inhabited is exempt from disclosure xempt existing residential real property shalons 1, 2, and 3.				
Is the property located in an area of city in Yes No Do Not Know		-	to a city limit, a		subject to annexation by the city?				
2. Does the property, if not within city limits, Yes No Do Not Know			making it legal ady within city	-	nnexation by the city?				
Does the property have a written consent Yes No Do Not Know			nty recorder's of ady within city		ing it legally subject to annexation by the city?				
representations, or verify representations possess any expertise in construction, ar improvements on the property. Other than which could be obtained upon careful insconducted any inspection of generally ina	s, concerning chitectural, en having lived pection of the ccessible area ing the SELL ional inspection	the condition agineering or at or owning property by as such as the ER in this tons.	any of the prop any other sponsor the property the potential e foundation	perty. Unless ecific areas r , the SELLE BUYER. Unl or roof. This	ELLER and no agent is authorized to make so otherwise advised, the SELLER does not related to the construction or condition of the R possesses no greater knowledge than that less otherwise advised, the SELLER has not disclosure is not a warranty of any kind by bstitute for any inspections. The BUYER is				
	None/Not	TED.	Not	Do Not					
APPLIANCES SECTION	Included	Working	Working	Know	Remarks				
Built-in Vacuum System	<u> </u>								
Clothes Dryer		<u></u>							
Clothes Washer	 	0							
Dishwasher Disposal	 	<u> </u>							
•		<u> </u>							
Refrigerator Kitchen Vent Fan/Hood	 	-8							
Microwave Oven	(o)	•							
Oven(s)/ Range(s)/Cook top(s)	<u> </u>	(0)							
Trash Compactor	(0)								
·	None/Not		Not	Do Not					
ELECTRICAL SYSTEMS SECTION	Included	Working	Working	Know	Remarks				
Security System(s)	<u> </u>								
Garage Door Opener(s)/Control(s)		<u>@</u>							
Light Fixtures	 	<u></u>							
Smoke Detector(s)/Fire Alarm(s)		<u></u>							
Carbon Monoxide Detector(s)									
	None/Not								
	Included	Working	Not Working	Owned	Financed				
Solar Panels									
OF LEDIO LOSSI VEC.	Date	2025	B.D.==:	S. Ladde J	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				
				S Initials (
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	25 SELLER'S F								

Serial#: 013028-400176-1264330
Prepared by: Tom Moore | NW Land and Lifestyle Properties | tom@nwlandlifestyle.com | 2087723000

Form Simplicity

PROPERTY ADDRESS: 10579 E Far Cry Rd

HEATING & COOLING SYSTEMS SECTION	None/Not		Not g Working		,	De Net K						
Attic Fan(s)	Included	Working	Wo	rkin	ng Do Not I		Know			Remarks		
Central Air Conditioning				Н			+ 1					
Room Air Conditioner(s)	(0)			H			+ -					
Evaporative Cooler(s)	<u> </u>	+ +		H		-	+ 1					
Fireplace(s)	<u> </u>			H			+ -					
Fireplace Insert(s)		(<u>0)</u>		Н			+ 1					
Furnace/Heating System(s)				Н			1					
Humidifier(s)	(o)			\vdash		+	+ 1					
Wood/Pellet Stove(s)		(0)		Н			+ 1					
Air Cleaner(s)	(i)			Н		+	1					
FUEL TANK SECTION		N/A ()	Propan	(a)		Dil (Di	iesel (Gasolir	ne ()	Other (
Location:			Пори				Size:	<u> </u>			outer	
In Use: (Not In Use: (Above Ground: (Buried: (:d: (Owned: (Leased: (
MOISTURE & DRAINAGE CONDITIONS	SECTION		Yes		No	,	Do No	t Know		Remarl	ks	
Is the property located in a floodplain?												
Are you aware of any site drainage problems					()]						
Has there been any water intrusion or moisture								5	hower leak i	n the ma	ster bathroo	m
any portion of the property, including, but not								r	eplaced subf	loor bene	eath leak.	
crawlspace, floors, walls, ceilings, siding, or b			(1 I	Г	┐ ١	ew tile and	water frod	ofing by licer	nsed
flooding; moisture seepage, moisture conden			0			'	L	_	ontractor.			
backup, or leaking pipes, plumbing fixtures, a	ppliances, c	r 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?					<u></u>							
Are you aware of the existence of any mold-re	elated proble	ems on										
any interior portion of the property, including but not limited to,		l _			,		_					
floors, walls, ceilings, basement, crawlspaces						J	()					
mold-related structural damage?		,										
Have you ever had any water intrusion, moist	ure related	damage,							hower leak i	n the ma	ster bathroo	
mold or mold-related problems on the propert	y remediate	d,	<u> </u>]			Shower leak in the master bathroom replaced subfloor beneath leak. New tile and water froofing by licensed				
repaired, fixed or replaced?											ısed	
WATER & SEWER SYSTEMS SECTION		lone/Not ncluded	Workin	g	Not Work			Not C	ontractor.	Remarl	ks	
Hot Tub/Spa and Equipment	(<u> </u>]						
Pool and Pool Equipment	(<u> </u>										
Plumbing System - Faucets and Fixtures			()]						
Water Heater(s)			O _]						
Water Softener (owned)	(9]						
Water Softener (leased)		<u> </u>										
Landscape Sprinkler System	(<u> </u>										
Septic System		Ц	<u> </u>									
Sump Pump/Lift Pump		<u> </u>	(O)									
SEWER SYSTEM TYPE SECTION		olic System //Municipal)	Community System			m Private System			Other/Ren	narks		
Property Sewer Provided By:							()				
If a private system, please provide the follo	~	ate Last	Is there a		a Maintenance F		nce Fe	e?			explain mont	hly
information about the septic system:	05/24	Pumped					or annual fe	e?				
			Yes€			O No						
		Yes	No				Do Not Know			Other/Ren	narks	
If a private septic system, is there a shared drain field?			<u></u>									
	at £0/28/ 3	2025		RIIV	ER'S	nitiale	: ()(Date		

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PROPERTY ADDRESS: 10579 E Far Cry Rd

			Private System							
WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	(Well, Cistern, etc)	Other/Remarks						
Domestic Water Provided By:			0							
Landscape Water Provided By:			0							
Irrigation Water Provided By:			0							
	Yes	No	Do Not Know	Other/Remarks						
Shared Well		(a)								
Shared Well Agreement										
ROOF SECTION	Year of Installation	Do Not Know		Remarks						
What is the age of the roof?	2019									
This is an age or are reen										
	Yes	No	Do Not Know	Other/Remarks						
Is there present damage to the roof?										
Does the roof leak?										
SIDING SECTION	Year of Installation	Do Not Know		Remarks						
What is the age of the siding?	2019			romano						
	.,		5 N 117	21. 5						
	Yes	No	Do Not Know	Other/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?										
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?										
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, etc.?		© _								
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.?		© _								
Are there any structural problems with the improvements?		©								
Are there any structural problems with the foundation?		<u></u>								
L	10/28/2025									

BUYER'S Initials (___ SELLER'S Initials (ES __)(_**JS**___) Date **1**0/28/2025 _) Date __ _)(_ 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: 10579 E Far Cry Rd

OTHER DISCLOSURES SECTION		Yes	No	Do Not Know	Remai	rks			
Have any substantial additions or alterations without a building permit?	s been made		③						
Has the fireplace/wood stove/chimney/flue b	e fireplace/wood stove/chimney/flue been cleaned?								
Has the fireplace/wood stove/chimney/flue been inspected?		o							
Are you aware or is there reason to believe that the home is located in a historic district or is a historic landmark?				()					
Are all mineral rights appurtenant to the prounencumbered, and part of the sale of this part of the sale of	•	©							
Has the home on this property ever been me	oved?		③ _						
Have you ever filed a homeowner's insurant property?	ce claim on the								
Is there a Home/Condo Owner's Association	1?		()						
Is there a private road to this property?									
Is there a shared road agreement for this pr	operty?		<u> </u>						
ADDITIONAL REMARKS AND/OR EXPLA SECTION:	NATIONS	Yes	No	Do Not Know	If yes, explain in t	he 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 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 is familiar 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 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 understand that Listing Broker and Selling Broker in no way warrant or guarantee the above information on the property. SELLER and BUYER understand that Listing Broker and Selling Broker in no way warrant or guarantee the above information on the property. SELLER DATE 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 that 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. In 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 enumerated in any other written document related	s separate and disting	ct from, a	ind does i	not affect,	any rescission, cancellatio				
BUYER	DATE BUYER					DATE			
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	DATE	- -	SELLER			DATE			
BUYER hereby acknowledges receipt of a copy of this <u>amended</u> 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 <u>amended</u> 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 this amended 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.									
BUYER	DATE		BUYER		_	DATE			
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