RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

Seller's Name(s): **Randy Berg & Kristi Stephens** Date: 07/09/2021

Property Address: 5054 Lake View Road Orofino Idaho 83544

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** ☒ **No** ☐ **Do Not Know** ☐ **The property is already within city limits**
2. *Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city?*
   ☐ **Yes** ☒ **No** ☐ **Do Not Know** ☐ **The property is already within city limits**
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**

THE PURPOSE OF THE STATEMENT: This is a statement made by the **SELLER** of the conditions and information concerning the property known by the **SELLER**. This is NOT a statement of any agent representing the **SELLER** and no agent is authorized to make representations, or verify representations, concerning the condition of the property. Unless otherwise advised, the **SELLER** does not possess any expertise in construction, architectural, engineering or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owning the property, the **SELLER** possesses no greater knowledge than that which could be obtained upon careful inspection of the property by the potential **BUYER**. Unless otherwise advised, the **SELLER** has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This disclosure is not a warranty** of any kind by the **SELLER** or by any agent representing the **SELLER** in this transaction. It is not a substitute for any inspections. The **BUYER** is encouraged to obtain his/her own professional inspections.

THE FOLLOWING ARE IN THE CONDITIONS INDICATED:

APPLIANCES SECTION	**None/Not Included**	**Working**	**Not Working**	**Do Not Know**	**Remarks**
Built-in Vacuum System	☒	☐	☐	☐	
Clothes Dryer	☒	☐	☐	☐	
Clothes Washer	☒	☐	☐	☐	
Dishwasher	☐	☐	☐	☒	
Disposal	☒	☐	☐	☐	
Refrigerator	☒	☐	☐	☐	
Kitchen Vent Fan/Hood	☐	☒	☐	☐	
Microwave Oven	☒	☐	☐	☐	
Oven(s)/ Range(s)/Cook top(s)	☒	☐	☐	☐	
Trash Compactor	☒	☐	☐	☐	
ELECTRICAL SYSTEMS SECTION	**None/Not Included**	**Working**	**Not Working**	**Do Not Know**	**Remarks**
Security System(s)	☒	☐	☐	☐	
Garage Door Opener(s)/Control(s)	☒	☐	☐	☐	
Light Fixtures	☐	☒	☐	☐	
Smoke Detector(s)/Fire Alarm(s)	☐	☐	☐	☒	
Carbon Monoxide Detector(s)	☒	☐	☐	☐	

SELLER'S Initials (RLB)(KS) Date 07/09/2021 **BUYER'S** Initials (_____)(_____) Date _____

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07/10/2021

Serial#: **035914-900162-5772763**
Prepared by: Nikkoal Kantner | Idaho Country Properties | nikkoalkantner@gmail.com | 2089260075
Form Simplicity
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PROPERTY ADDRESS: 5054 Lake View Road Orofino Idaho 83544

HEATING & COOLING SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Attic Fan(s)	◉	☐	☐	☐	
Central Air Conditioning	◉	☐	☐	☐	
Room Air Conditioner(s)	◉	☐	☐	☐	
Evaporative Cooler(s)	◉	☐	☐	☐	
Fireplace(s)	◉	☐	☐	☐	
Fireplace Insert(s)	◉	☐	☐	☐	
Furnace/Heating System(s)	☐	◉	☐	☐	
Humidifier(s)	◉	☐	☐	☐	
Wood/Pellet Stove(s)	◉	☐	☐	☐	
Air Cleaner(s)	◉	☐	☐	☐	

FUEL TANK SECTION N/A (✓) Propane (☐) Oil (☐) Diesel (☐) Gasoline (☐) Other (☐)

Location: Size:

In Use: (☐) Not In Use: (☐) Above Ground: (☐) Buried: (☐) Owned: (☐) Leased: (☐)

MOISTURE & DRAINAGE CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Is the property located in a floodplain?	☐	◉	☐	
Are you aware of any site drainage problems?	☐	◉	☐	
Has there been any water intrusion or moisture related damage to any portion of the property, including, but not limited to, the crawlspace, floors, walls, ceilings, siding, or basement, based on flooding; moisture seepage, moisture condensation, sewer overflow/ backup, or leaking pipes, plumbing fixtures, appliances, or 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?	☐	◉	☐	
Are you aware of the existence of any mold-related problems on any interior portion of the property, including but not limited to, floors, walls, ceilings, basement, crawlspaces, and attics, or any mold-related structural damage?	☐	◉	☐	
Have you ever had any water intrusion, moisture related damage, mold or mold-related problems on the property remediated, repaired, fixed or replaced?	◉	☐	☐	Driveway had drained water of and went under the house. We dug drain ditches along driveway to remedy the problem.

WATER & SEWER SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Hot Tub/Spa and Equipment	◉	☐	☐	☐	
Pool and Pool Equipment	◉	☐	☐	☐	
Plumbing System - Faucets and Fixtures	☐	◉	☐	☐	
Water Heater(s)	☐	◉	☐	☐	
Water Softener (owned)	◉	☐	☐	☐	
Water Softener (leased)	◉	☐	☐	☐	
Landscape Sprinkler System	◉	☐	☐	☐	
Septic System	☐	◉	☐	☐	
Sump Pump/Lift Pump	◉	☐	☐	☐	

SEWER SYSTEM TYPE SECTION	Public System (City/Municipal)	Community System	Private System	Other/Remarks
Property Sewer Provided By:			◉	
If a private system, please provide the following information about the septic system:	Date Last Pumped 10/2020	Is there a Maintenance Fee? ☐ Yes ◉ No		If Yes, list amount & explain monthly or annual fee?
	Yes	No	Do Not Know	Other/Remarks
If a private septic system, is there a shared drain field?	☐	◉	☐	

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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:	☐	☒	☐	
Landscape Water Provided By:	☐	☒	☐	
Irrigation Water Provided By:	☐	☒	☐	
	Yes	**No**	**Do Not Know**	**Other/Remarks**
Shared Well	☐	☒	☐	
Shared Well Agreement	☐	☒	☐	
ROOF SECTION: Age: UNKNOWN ☐ 6 years	**Yes**	**No**	**Do Not Know**	**Remarks**
Is there present damage to the roof?	☐	☒	☐	
Does the roof leak?	☐	☒	☐	
SIDING SECTION: Age: UNKNOWN ☐ 28 years	**Yes**	**No**	**Do Not Know**	**Remarks**
Are there any problems with the siding?	☒	☐	☐	Bottom Edge of siding is deteriating on several places around the house.
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?	☐	☒	☐	
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, restrictive covenants, 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?	☐	☒	☐	
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 been inspected?	☐	☐	☒	

SELLER'S Initials (RLB)(KS) Date 07/09/2021 **BUYER'S** Initials (_____)(_____) Date _____

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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?	☐	◉	☐	
Are all mineral rights appurtenant to the property included, unencumbered, and part of the sale of this property?	☐	☐	◉	
Has the home on this property ever been moved?	◉	☐	☐	
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?	◉	☐	☐	
Is there a shared road agreement for this property?	◉	☐	☐	
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?	☐	◉	☐	

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** 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:

Randy Berg	07/09/2021	Kristi K Stephens	07/10/2021
SELLER	DATE	**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 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 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

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	**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 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 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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