



# RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM



Seller's Name(s): \_\_\_\_\_ Date: \_\_\_\_\_

Property Address: \_\_\_\_\_

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

**If the referenced property herein is not exempt from the code for any of the above reasons, complete the following pages.**

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:**

<b>APPLIANCES SECTION</b>	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					
<b>ELECTRICAL SYSTEMS SECTION</b>	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)					

BUYER'S Initials (\_\_\_\_)(\_\_\_\_) Date \_\_\_\_\_

SELLER'S Initials (\_\_\_\_)(\_\_\_\_) 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.

PROPERTY ADDRESS: \_\_\_\_\_

<b>HEATING &amp; COOLING SYSTEMS SECTION</b>		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)						
<b>FUEL TANK SECTION</b>		N/A ( ) Propane ( ) Oil ( ) Diesel ( ) Gasoline ( ) Other ( )				
Location:		Size:				
In Use: ( ) Not In Use: ( ) Above Ground: ( ) Buried: ( ) Owned: ( ) Leased: ( )						
<b>MOISTURE &amp; DRAINAGE CONDITIONS SECTION</b>		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?						
<b>WATER &amp; SEWER SYSTEMS SECTION</b>		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						
<b>SEWER SYSTEM TYPE SECTION</b>		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 / /	Is there a Maintenance Fee? <input type="checkbox"/> Yes <input type="checkbox"/> No		If Yes, list amount & explain monthly or annual fee?		

BUYER'S Initials ( ) ( ) Date \_\_\_\_\_

SELLER'S Initials ( ) ( ) Date \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

<b>WATER SOURCE &amp; TYPE SECTION</b>	<b>Public System (City/Municipal)</b>	<b>Community System</b>	<b>Private System (Well, Cistern, etc)</b>	<b>Other/Remarks</b>
Domestic Water Provided By:				
Landscape Water Provided By:				
Irrigation Water Provided By:				
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Other/Remarks</b>
Shared Well				
Shared Well Agreement				
<b>ROOF SECTION: Age (if known): _____</b>				
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
Is there present damage to the roof?				
Does the roof leak?				
<b>SIDING SECTION: Age (if known): _____</b>				
Are there any problems with the siding?				
<b>HAZARDOUS CONDITIONS SECTION</b>				
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
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?				
<b>OTHER DISCLOSURES SECTION</b>				
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
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 inspected?				
Has the fireplace/wood stove/chimney/flue been cleaned?				
Have you ever filed a homeowner's insurance claim on the property?				

BUYER'S Initials (\_\_\_\_)(\_\_\_\_) Date \_\_\_\_\_ SELLER'S Initials (\_\_\_\_)(\_\_\_\_) 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.

