

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



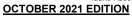
Seller's Name(s):	Andres Luna	&	Maria Luna	Date:	09/13/2022	
Property Address: 12	623 W Gambrell St			Star	ID	83669
deliver a signed and dat of transferor's acceptant	., Idaho Code, requires <b>\$</b> ed copy of the completed be of transferee's offer. "I be to four (4) dwelling unit be desidential and commercia	d disclosure form Residential Real ts or an individua	n to each prospective tra Property" means real pr	nsferee or his agent wo operty that is improve	vithin ten (10) calo d by a building or	endar days other
pursuant to section 55-	nsfer of newly constructe 2505, Idaho Code, <b>SEL</b> arding annexation and ci	LERS of such n	newly constructed and r	on-exempt existing r		
Is the property located     □Yes □No	l in an area of city impact, a □ <b>Do Not Know ⊠</b>		ous to a city limit, and thus ready within city limits	egally subject to annexa	tion by the city?	
2. Does the property, if r. □Yes □No	not within city limits, receive □Do Not Know	, ,	thus making it legally subject ready within city limits	ct to annexation by the c	ity?	
3. Does the property hav	re a written consent to anne □Do Not Know  ⊠T		county recorder's office, thus eady within city limits	s making it legally subjed	ct to annexation by	the city?
property known by the S representations, or verify possess any expertise in improvements on the pro- which could be obtained conducted any inspection the SELLER or by any a	E STATEMENT: This is a SELLER. This is NOT a set of representations, concern construction, architecturoperty. Other than having a upon careful inspection of generally inaccessible agent representing the SI selection of professional in	statement of any rning the condition ral, engineering glived at or owni of the property bole areas such as ELLER in this tra	agent representing the son of the property. Unless or any other specific areing the property, the SEI by the potential BUYER. It is the foundation or roof.	SELLER and no agen s otherwise advised, as related to the cons LER possesses no g Unless otherwise adv This disclosure is no	t is authorized to the SELLER doe struction or condit reater knowledge rised, the SELLE ot a warranty of	make s not ion of the than that R has not any kind by
THE FOLLOWING ARE	IN THE CONDITIONS I	NDICATED:				

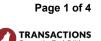
APPLIANCES SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Built-in Vacuum System	×	Working	Working	TUIOW	Romans
Clothes Dryer		×			
Clothes Washer		×			
Dishwasher		×			
Disposal		×			
Refrigerator		×			
Kitchen Vent Fan/Hood				×	
Microwave Oven		×			
Oven(s)/ Range(s)/Cook top(s)		×			
Trash Compactor	×				
ELECTRICAL SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Security System(s)		×			Next owner may opt to continue service.
Garage Door Opener(s)/Control(s)		×			
Light Fixtures		×			
Smoke Detector(s)/Fire Alarm(s)		×			
Carbon Monoxide Detector(s)		×			

SELLER'S Initials (AC BUYER'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.

| DBER 2021 EDITION | RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM | Page 1





**OCTOBER 2021 EDITION** 

Page 2 of 4

PROPERTY ADDRESS: 12623 W Gambrell S	St .						Star	ID	83669
0=0=1011		one/Not		ot king D	o Not Kno	w	Remarks		
Attic Fan(s)	X		,	9		-			
Central Air Conditioning		X							
Room Air Conditioner(s)	×	•							
Evaporative Cooler(s)	×								
Fireplace(s)	×								
Fireplace Insert(s)	×								
Furnace/Heating System(s)	•	X							
Humidifier(s)	×	•							
Wood/Pellet Stove(s)	×								
Air Cleaner(s)	X								
FUEL TANK SECTION	-	/ <b>/</b> / <b>/</b> /	Dronono	./ \	Oil ( )	Dicco	I ( ) Gooding ( )	Other (	`
Location:	N	I/A (X)	Propane	()		Diese ze:	I ( ) Gasoline ( )	Other (	)
	ve Groun	d· / )		Buried:	/ \		Owned: ( )	Loos	od: ( )
_ ( )		u. ( )			( )			Leas	eu. ()
<b>MOISTURE &amp; DRAINAGE CONDITIONS SE</b> Is the property located in a floodplain?	CTION		Yes	No	Do No	t Know	Rem	narks	
is the property located in a hoodplain?				×					
Are you aware of any site drainage problems?				×					
Has there been any water intrusion or moisture r any portion of the property, including, but not lim crawlspace, floors, walls, ceilings, siding, or base flooding; moisture seepage, moisture condensati backup, or leaking pipes, plumbing fixtures, appl related damage from other causes?	ited to, the ement, bas ion, sewer	sed on overflow/		×					
Have you had the property inspected for the exist of mold?			×				When home was or purchased.	riginally	
If the property has been inspected for mold, is a 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 mold or mold-related problems on the property repaired, fixed or replaced?				×					
WATER & SEWER SYSTEMS SECTION		None/Not		Not		Not	_		
WATER & SEWER SYSTEMS SECTION Hot Tub/Spa and Equipment	Inc	luded	Working	Workin	ng Kr	now	Rem	narks	
		×							
Pool and Pool Equipment		X							
Plumbing System – Faucets and Fixtures			X						
Water Heater(s)			×						
Water Softener (owned)		×							
, ,		^							
Water Softener (leased)		X							
Landscape Sprinkler System			×						
Septic System		×	**						
Sump Pump/Lift Pump		×							
	Public	System	Comi	munity	Private	System			
SEWER SYSTEM TYPE SECTION	(City/N	lunicipal)	Sys	stem			Other/F	Remarks	
Property Sewer Provided By:		X							
If a private system, please provide the followir information about the septic system:	a private system, please provide the following Date Last		Is there a Maintenand		ntenance		If Yes, list amount & e annual fee?	explain mo	onthly or
Yes		res		No	Do No	t Know		Remarks	
If a private septic system, is there a shared drain field?									

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.

| DBER 2021 EDITION | RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM | Page 20

BUYER'S Initials (

OCTOBER 2021 EDITION

SELLER'S Initials (



Page 2 of 4

) Date

**OCTOBER 2021 EDITION** 

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

Page 3 of 4

PROPERTY ADDRESS: 12623 W Gambrell St Star ID 83669

			Private System	Т
WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	(Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:	X			
Landscape Water Provided By:	x			
Irrigation Water Provided By:	X			
	Yes	No	Do Not Know	Other/Remarks
Shared Well		×		
Shared Well Agreement		×		
ROOF SECTION: Age: 10 years UNKNOWN □	Yes	No	Do Not Know	Remarks
Is there present damage to the roof?	163	NO	×	Kemans
Does the roof leak?		X		
SIDING SECTION: Age: 10 years UNKNOWN □				
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?		×		
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)?	×			Routine preventative pest control services used over the years.
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?		×		
Have any substantial additions or alterations been made without a building permit?		×		
Has the fireplace/wood stove/chimney/flue been cleaned?		×		N/A
Has the fireplace/wood stove/chimney/flue	+		-	N/A

SELLER'S Initials ( AL ), ML ) Date 09/14/2022

BUYER'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.

| DBER 2021 EDITION | RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM | Page 3

OCTOBER 2021 EDITION



Page 3 of 4

Page 4 of 4

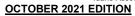
**OCTOBER 2021 EDITION RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM** 

PROPERTY ADDRESS: 12623 W Gambrell St					Star	ID	83669
OTHER DISCLOSURES SECTION		Yes	No	Do Not Know	Remarks		
Are you aware or is there reason to believe that the			×				
located in a historic district or is a historic landmark? Are all mineral rights appurtenant to the property inc					+		
unencumbered, and part of the sale of this property?			×				
Has the home on this property ever been moved?			X				
Have you ever filed a homeowner's insurance claim	on the		×		1		
property?			•				
Is there a Home/Condo Owner's Association?		×					
Is there a private road to this property?			X				
Is there a shared road agreement for this property?			×				
ADDITIONAL REMARKS AND/OR EXPLANATION	IS			Do Not			
SECTION:		Yes	No	Know	If yes, explain in the lines below	V	
Are you aware of any other existing problems conce property including legal, physical, product defects or items that are not already listed?			×				
The <b>SELLER</b> certifies that the information herein is true a							
<b>SELLER</b> is familiar with the residential property and each faith.	act performe	ed in maki	ng a disclo	osure of an it	em of information is made an	d perto	rmed in good
SELLER and BUYER understand and acknowledge that the							
the property. No statement made herein is a statement of statement, relating to the condition of the property. <b>SELLE</b>	f a SELLER'S	agent or	agents, a	nd no agent	is authorized to make any sta	tement,	or verify any
the above information regarding the property. <b>SELLER an</b>							
of the <b>SELLER</b> is an expert in environmental or other con	nditions which	n are or m	ay be haz	ardous to hu	ıman health, and which may e	exist on	the property.
BUYER MAY, AT BUYER'S OPTION AND EXPENSE, COPRESENCE OF SUCH KNOWN OR SUSPECTED HAZAI			IDEPEND	ENT QUALIF	FIED INSPECTOR TO ASSES	S OR E	DETECT THE
SELLER and BUYER understand that Listing Broker and S			warrant o	r guarantee t	he above information on the pr	operty.	
SELLER hereby acknowledges receipt of a copy of this for	m:	AL	itnentisign		·	. ,	
Andres Luna 09/1	4/2022	M	laria.	Luna		09	9/13/2022
SELLER Andres Luna DATE		SELL	ER Maria	a Luna			TE
BUYER hereby acknowledges receipt of a copy of this d							
agreement within three (3) business days following rece seller or his agents by personal delivery, ordinary or certif							
objection to a disclosure in the disclosure statement. The r	notice of statu	itory rescis	ssion must	specifically i	dentify the disclosure objected	to by t	he BUYER. If
no signed notice of rescission is received by the SELLER	R within the t	hree (3) b	ousiness (	day period, E	BUYER's statutory right to res	cind is	waived. The
statutory rescission referenced in this section is separarenumerated in any other written document related to this tr						or cont	ingency term
					acc and care agreement		
BUYER DATE	<u> </u>	BUYE	:R			DA	TE
BOTER	_		-11				.1 -
AMENDED DISCLOSURE FORM: Subsequent to the d							
<b>SELLER</b> hereby makes the following amendments. (Attact that there have been no changes to the information contains							
THERE IS NO NEED TO SIGN BELOW.	1104 111 1110 11111	.iai GEEE	<b>.</b>	orty Corruition	Posicional Comm. II Tribita		J 01 2711 20,
SELLER hereby acknowledges receipt of this amended for	m:						
,							
SELLER DATE		SELL	ER			DA	TE
RIIVED hereby acknowledges receipt of a copy of this am	anded disclar	ure <b>PIIV</b> E	D may on	ly eversion D	IVER'S statutory right to rose	ind the	nurchaeo and
<b>BUYER</b> hereby acknowledges receipt of a copy of this <u>ame</u> sale agreement within <b>three (3) business days</b> following							
delivered to the seller or his agents by personal delivery, or	rdinary or cert	tified mail,	or facsimi	le transmissio	on. Per statute BUYER's resci	ission m	nust be based
on a specific objection to a disclosure in the disclosure sta the BUYER. If no signed notice of rescission is received							
waived. The statutory rescission referenced in this section							
term enumerated in any other written document related to t							3)

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.

| DBER 2021 EDITION | RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM | Page 4

BUYER



BUYER

Page 4 of 4

DATE

DATE