

SELLER PROPERTY DISCLOSURE FORM

SELLER'S NAME AND ADDRESS: _____

SECTION 55-2501, ET SEQ., IDAHO CODE REQUIRES SELLERS OF RESIDENTIAL REAL PROPERTY TO COMPLETE A PROPERTY CONDITION DISCLOSURE FORM.

PURPOSE OF STATEMENT: THIS IS A STATEMENT OF THE CONDITIONS AND INFORMATION CONCERNING THE PROPERTY KNOWN BY THE SELLER. 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 THAT WHICH COULD BE OBTAINED UPON A 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. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING ANY SELLER IN THIS TRANSACTION. IT IS NOT A SUBSTITUTE FOR ANY INSPECTION. PURCHASER IS ENCOURAGED TO OBTAIN HIS/HER OWN PROFESSIONAL INSPECTIONS.

1. ALL APPLIANCES AND SERVICE SYSTEMS INCLUDED IN THE SALE (SUCH AS REFRIGERATOR/FREEZER, RANGE/OVEN, DISHWASHER, DISPOSAL, HOOD/FAN, CENTRAL VACUUM, MICROWAVE OVEN, TRASH COMPACTOR, SMOKE DETECTORS, TV ANTENNA/DISH, FIREPLACE/WOOD STOVE, WATER HEATER, GARAGE DOOR OPENER, POOL/HOT TUB, ETC.) ARE FUNCTIONING PROPERLY EXCEPT: (PLEASE LIST AND EXPLAIN)

2. SPECIFY PROBLEMS WITH THE FOLLOWING:
• BASEMENT WATER _____
• FOUNDATION _____
• ROOF CONDITION & AGE _____
• WELL (TYPE) _____ PROBLEM _____
• SEPTIC SYSTEM (TYPE) _____ PROBLEM _____
• PLUMBING _____
• DRAINAGE _____
• ELECTRICAL _____
• HEATING _____

3. DESCRIBE ANY CONDITIONS THAT MAY AFFECT YOUR ABILITY TO CLEAR TITLE (SUCH AS ENCROACHMENTS, EASEMENTS, ZONING VIOLATIONS, LOT LINE DISPUTES, ETC.)

4. ARE YOU AWARE OF ANY HAZARDOUS MATERIALS OR PEST INFESTATIONS ON THE PROPERTY?

5. HAVE ANY SUBSTANTIAL ADDITIONS OR ALTERATION BEEN MADE WITHOUT A BUILDING PERMIT?

6. ANY OTHER PROBLEMS, INCLUDING LEGAL, PHYSICAL OR OTHER NOT LISTED ABOVE THAT YOU KNOW CONCERNING THE PROPERTY?

THE SELLER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE DATE SIGNED BY THE SELLER. THE SELLER IS FAMILIAR WITH THE RESIDENTIAL REAL PROPERTY AND EACH ACT PERFORMED IN MAKING A DISCLOSURE OF AN ITEM OF INFORMATION IS MADE AND PERFORMED IN GOOD FAITH.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

SELLER: _____

BUYER: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____