



# RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2024  
EDITION



Seller's Name(s): Ronn Smith Allen and Cozzett Allen

Date: 4/3/2024

Property Address: 7 Austin Rd., Salmon, ID 83467

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE
Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	purchased 2017
Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	purchased 2017
Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	purchased 3/20/20
Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	purchased 3/20/20
Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	purchased 3/20/20
Kitchen Vent Fan/Hood	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	purchased 3/20/20
Microwave Oven	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	purchased 3/20/20
Oven(s)/ Range(s)/Cook top(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	purchased 3/20/20
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
ELECTRICAL SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Security System(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Garage Door Opener(s)/Control(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Smoke Detector(s)/Fire Alarm(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Carbon Monoxide Detector(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	None/Not Included	Working	Not Working	Owned	Financed
Solar Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SELLER'S Initials RA CA Date 4/3/2024

BUYER'S Initials ( ) ( ) Date ( ) ( )

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JANUARY 2024 EDITION

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

Page 1 of 4

Serial#: 043290-000171-1649126

Prepared by: Esther England | Mountain West Real Estate | estherengland@mtwestrealestate.com | 2087561800

Form  
Simplicity

PROPERTY ADDRESS: 7 Austin Rd., Salmon, ID 83467

HEATING & COOLING SYSTEMS SECTION					
	None/Not Included	Working	Not Working	Do Not Know	Remarks
Attic Fan(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Central Air Conditioning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Room Air Conditioner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Evaporative Cooler(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fireplace Insert(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Furnace/Heating System(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Humidifier(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wood/Pellet Stove(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Air Cleaner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>FUEL TANK SECTION</b>					
N/A <input type="checkbox"/> Propane <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Diesel <input type="checkbox"/> Gasoline <input type="checkbox"/> Other <input type="checkbox"/>					
Location: <u>Behind Cabin</u> Size: <u>500 Gallon</u>					
In Use: <input checked="" type="checkbox"/> Not In Use: <input type="checkbox"/> Above Ground: <input checked="" type="checkbox"/> Buried: <input type="checkbox"/> Owned: <input type="checkbox"/> Leased: <input checked="" type="checkbox"/> <u>55</u> <i>per year</i>					
<b>MOISTURE &amp; DRAINAGE CONDITIONS SECTION</b>					
Is the property located in a floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Remarks
Are you aware of any site drainage problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Have you had the property inspected for the existence of any types of mold?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If the property has been inspected for mold, is a copy of the inspection report available?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Have you ever had any water intrusion, moisture related damage, mold or mold-related problems on the property remediated, repaired, fixed or replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>WATER &amp; SEWER SYSTEMS SECTION</b>					
	None/Not Included	Working	Not Working	Do Not Know	Remarks
Hot Tub/Spa and Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pool and Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Plumbing System - Faucets and Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Heater(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Softener (owned)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Water Softener (leased)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Landscape Sprinkler System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Septic System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sump Pump/Lift Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<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 <u>7/8/19</u>	Is there a Maintenance Fee? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If Yes, list amount & explain monthly or annual fee?	
<u>Salmon River</u>	Yes	No	Do Not Know	Other/Remarks	
If a private septic system, is there a shared drain field?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

SELLER'S Initials KA CA Date 4/3/24

BUYER'S Initials ( ) ( ) Date ( ) ( )

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PROPERTY ADDRESS: 7 Austin Rd., Salmon, ID 83467

WATER SOURCE & TYPE SECTION	Public System (City/Municipal)	Community System	Private System (Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Landscape Water Provided By:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Irrigation Water Provided By:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Yes	No	Do Not Know	Other/Remarks
Shared Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Shared Well Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>ROOF SECTION:</b> Age: UNKNOWN <input type="checkbox"/>	Yes	No	Do Not Know	The Original Roof Remarks
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>SIDING SECTION:</b> Age: UNKNOWN <input type="checkbox"/>	Yes	No	Do Not Know	The Original Siding Remarks
Are there any problems with the siding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>HAZARDOUS CONDITIONS SECTION</b>	Yes	No	Do Not Know	Remarks
Are you aware of any asbestos, radon, or other toxic or hazardous materials on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is there a radon mitigation system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you aware if the property has ever been used as an illegal drug manufacturing site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Have you ever had the property serviced by an exterminator or had the property otherwise remediated for insect, rodent or other pest infestation(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is there any damage due to wind, fire, or flood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>OTHER DISCLOSURES SECTION</b>	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.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has the property been surveyed since you owned it?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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.?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any structural problems with the improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any structural problems with the foundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Have any substantial additions or alterations been made without a building permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has the fireplace/wood stove/chimney/flue been cleaned?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Has the fireplace/wood stove/chimney/flue been inspected?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SELLER'S Initials (RM. x CH) Date 4/3/2024

BUYER'S Initials ( ) ( ) Date

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PROPERTY ADDRESS: 7 Austin Rd., Salmon, ID 83467

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?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are all mineral rights appurtenant to the property included, unencumbered, and part of the sale of this property?				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Has the home on this property ever been moved?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Have you ever filed a homeowner's insurance claim on the property?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Is there a Home/Condo Owner's Association?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a private road to this property?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is there a shared road agreement for this property?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
All problems have been addressed - See attached							

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.

X 4/3/2024 X 4/3/2024  
**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** **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 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**

## 7 Austin Road Improvements

Took possession of home on 11/8/2019

Built Shop in 2020. 1500 square feet. Shop has 2 separate meters. With a sperate Office Space.

Updated the kitchen. ALL new top grade appliances. GE Café Matte black with no show fingerprints.

Double oven with induction cook top.

Built in microwave/oven with Bluetooth control.

Fridge over freezer, Double door with ice maker.

Dishwasher

Hood Fan/Exhaust

Purchased from Fred's Appliance in Missoula, Montana 3/20/2020 (installed in April 2020)

Washer and Dryer Electrolux, slate grey, front loading, with added drawers.

Purchased in Idaho Falls in 2017. Work Perfectly.

Replaced and upgraded decking in 6/2022. Added retaining wall, wrap around decking, and cover over the back deck.

Added concrete apron and retaining wall by the garage in 2023.

Replaced Chicken Shed. 2022

Bought Green house. 2023

Bought Life time shed from Sam's Club. 2022

Replaced fencing along the drive and lawn 6/2022. Bailey Fence Company.

Replaced both water heaters on 12/21/2021. Ray's Plumbing.

Replaced water softener and Reverse osmosis sytem in 2023. Culligan out of Missoula, MT

Added heat tape on roof and gutters Spring 2020.

We bought the place and moved in November 8<sup>th</sup> 2019. The breeze way had 2" of ice in December because of the way the roof lines with the house and the garage. Tape fixed the issue.

Also the down spout drained to the front step of the house causing a large patch of Ice in front of the front steps.

We dug it up and made a French drain so the water now drains by the ditch not the front door.

The cabin/guest house would freeze in the ground just out of cabin and back up into the cabin.

We dug up, leveled, replaced and insulated pipe from the cabin. We also ran a heat cable through the pipe. We have not had it freeze in the last 2 years.

Added an aeration pump to both ponds to keep fish alive and algae down.

We replaced the bridge to cross the creek with a steal I beam, welded cross frames and treated redwood. It was much smaller and made of OLD redwood. It was propped in the middle with a board.

Removed numerous dead wood piles from all over the property that previous owner had as "habitat piles".