

RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM



Seller's Name(s):_	Russe	11 J	Pharris	&	Teresa	D	Pharris	Date:	08/05/2024	
Property Address						#	4	Sun Valley	ID	83353

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 □Yes	y located ir □ No	n an area of city impa □ Do Not Know	ct, adjacent or contiguous to a city limit, and thus legally subject to annexation by the city? In the property is already within city limits
2.	Does the prop □ Yes	perty, if not □ No	within city limits, rece Do Not Know	eive any city services, thus making it legally subject to annexation by the city? In the property is already within city limits
3.	Does the prop	perty have □ No		annex recorded in the county recorder's office, thus making it legally subject to annexation by the city? ▼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

THE FOLLOWING ARE IN THE CONDIT	IONS INDICA	IED:			
APPLIANCES SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Built-in Vacuum System	×				
Clothes Dryer		×			
Clothes Washer		×			
Dishwasher		×			
Disposal		×			
Refrigerator		×			new 2017
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)		×			included with the building proper
Light Fixtures		×			
Smoke Detector(s)/Fire Alarm(s)		×			
Carbon Monoxide Detector(s)	×				
	None/Not included	Working	Not Working	Owned	Financed
Solar Panels	×				

SELLER'S Initials (RIP)(TDP) Date	08/06/2024	BUYER'S Initials ()(_) Date
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PROPERTY ADDRESS: 109 Angani Way Sun Valley 83353

HEATING & COOLING SYSTEMS	None/Not		No	ot				
SECTION Attic Con(a)	Included	Working	y Worl	king [Do N	ot Know		Remarks
Attic Fan(s) Central Air Conditioning	×	×					Poth	new 2021
Room Air Conditioner(s)	×						BOCII	11ew 2021
Evaporative Cooler(s)	X							
Fireplace(s)	X							
Fireplace Insert(s)	×							
Furnace/Heating System(s)		X					Both	new 2021
Humidifier(s)	X							
Wood/Pellet Stove(s)	X		_					
Air Cleaner(s)	X							
FUEL TANK SECTION	N	I/A (x)	Propane	()	Oil	<u> </u>	iesel	() Gasoline() Other()
Location: In Use: () Not In Use: () A	bove Groun	d· ()	-	Buried:	1	Size		Owned: () Leased: ()
MOISTURE & DRAINAGE CONDITIONS		u. ()		1	_	Do Not F		
Is the property located in a floodplain?	BECTION		Yes	No X		DO NOT P	MIOW	Remarks
	<u> </u>			· ·				
Are you aware of any site drainage problems?				X				
Has there been any water intrusion or moistur any portion of the property, including, but not								
crawlspace, floors, walls, ceilings, siding, or b								
flooding; moisture seepage, moisture condens	sation, sewer	overflow/		X				
backup, or leaking pipes, plumbing fixtures, a	opliances, or	moisture						
related damage from other causes?	vistansa af a	t						
Have you had the property inspected for the e of mold?	xistence of a	iny types		×				
If the property has been inspected for mold, is	a copy of the	<u></u> е		.,				
inspection report available?				×				
Are you aware of the existence of any mold-re								
any interior portion of the property, including b				×				
floors, walls, ceilings, basement, crawlspaces mold-related structural damage?	, and attics, o	or any						
Have you ever had any water intrusion, moisti	ure related da	amage.						
mold or mold-related problems on the propert				X				
repaired, fixed or replaced?								
WATER & SEWER SYSTEMS SECTION		ne/Not luded	Working	Not Workii		Do N Kno		Remarks
Hot Tub/Spa and Equipment			×					Items in this section are
Pool and Pool Equipment			×					included with the building or
Plumbing System – Faucets and Fixtures			×					HOA membership.
Water Heater(s)			×					
Water Softener (owned)		×						
Water Softener (leased)		×						
Landscape Sprinkler System			×					
Septic System		×						
Sump Pump/Lift Pump		×						
	Public	System	Comr	nunity		Private S	vstem	
SEWER SYSTEM TYPE SECTION		lunicipal)		stem			,	Other/Remarks
Property Sewer Provided By:		×						
If a private system, please provide the	Date La		Is ther	e a Mai	nter	nance Fe	202	If Yes, list amount & explain monthly or
following information about the septic syste	m: Pumpe	d				iunioo i v		annual fee?
	1	1	· □	Yes		⊠No		
		•						
						.		
	,	Yes	N	No		Do Not I	(now	Other/Remarks
If a private septic system, is there a shared								Jaiomonana
drain field? Authentison Authentison		24—	;	X				
SELLER'S Initials (RIP)(TDP) Date	08/06/20	124	BII	YER'S	Initi	ials (,)() Date
								4

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PROPERTY ADDRESS: 109 Angani Way

Sun Valley

83353

			Drivete Content	
	Public System	Community	Private System (Well, Cistern,	
WATER SOURCE & TYPE SECTION	(City/Municipal)	System	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: 2006				
UNKNOWN Is there present damage to the roof?	Yes	No	Do Not Know	Remarks
			×	
Does the roof leak?			×	
SIDING SECTION: Age: 2006 UNKNOWN 🗹				
Are there any problems with the siding?			×	
HAZARDOUS CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Are you aware of any asbestos, radon, or other	100		X	Komarko
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?				
is there any damage due to wind, fire, or nood:		×		
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?		×		
Has the fireplace/wood stove/chimney/flue		X		
been inspected?				

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08/06/2024

) Date

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) Date

BUYER'S Initials (_

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PROPERTY ADDRESS: 109 Angani Way # 4 83353 Sun Valley ID

OTHER DISCLOSURES SECTION	Yes	No	Do Not Know	Remarks			
Are you aware or is there reason to believe that the hom		X		1101110			
located in a historic district or is a historic landmark?		^					
Are all mineral rights appurtenant to the property include	ed,	×					
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 t property?	the	×					
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 concernin property including legal, physical, product defects or oth items that are not already listed?	g the er	×					
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 SELLER in no way warrants or guarantees the above information on the property. SELLER and BUYER understand that Listing Broker and Selling Broker in no way warrant or guarantee the above information on the property. SELLER reresa D Pharris DATE SELLER Teresa D Pharris 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							
BUYER DATE	BUYE	R			DATE		
AMENDED DISCLOSURE FORM: Subsequent to the delive	ery of the initial SF						
SELLER hereby makes the following amendments. (Attach ad that there have been no changes to the information contained THERE IS NO NEED TO SIGN BELOW.	ditional pages if ne	cessary.)	Other than th	iose amendments made below, t	the SELLER states		
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SELLER hereby makes the following amendments. (Attach ad that there have been no changes to the information contained THERE IS NO NEED TO SIGN BELOW.	ditional pages if nein the initial SELLE SELL ed disclosure BUYE eight of this amende any or certified mail, osure statement. The ceeived by the SELE is section is separate	ER R may on ed disclos or facsimi he notice LER within the and disclos and disclos or facsimi he notice and disclos the notice and disclos or facsimi he notice and disclos or facsimi he notice and disclose the notice and	Other than therty Condition ly exercise Bure statemer le transmissi of statutory in the three (tinct from, all	UYER'S statutory right to rescint by a written, signed and date on. Per statute BUYER's rescissive scission must specifically ide and does not affect, any rescission does not affect.	DATE d the purchase and d document that is sion must be based ntify the disclosure 8's statutory right to on, cancellation, or		
SELLER hereby makes the following amendments. (Attach ad that there have been no changes to the information contained THERE IS NO NEED TO SIGN BELOW. SELLER DATE BUYER hereby acknowledges receipt of a copy of this amende sale agreement within three (3) business days following receipt delivered to the seller or his agents by personal delivery, ordina on a specific objection to a disclosure in this amended disclobjected to by the BUYER. If no signed notice of rescission is rescind is waived. The statutory rescission referenced in this	ditional pages if nein the initial SELLE SELL ed disclosure BUYE eight of this amende any or certified mail, osure statement. The ceeived by the SELE is section is separate	ER R may on ed disclos or facsimi he notice LER withis tion, inclu	Other than therty Condition ly exercise Bure statemer le transmissi of statutory in the three (tinct from, all	UYER'S statutory right to rescint by a written, signed and date on. Per statute BUYER's rescissive scission must specifically ide and does not affect, any rescission does not affect.	DATE d the purchase and d document that is sion must be based ntify the disclosure 8's statutory right to on, cancellation, or		

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