



RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM



Seller's Name(s): STERLING CHILDREN PARTNERSHIP Date: August 21st, 2008
 Property Address: 4912 Hillside Ave., Boise ID 83712

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. 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.

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 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 FOLLOWING ARE IN THE CONDITIONS INDICATED:

APPLIANCES SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks	
Built-in Vacuum System					<i>ROUGH IN ONLY</i>	
Clothes Dryer	✓					
Clothes Washer	✓					
Dishwasher		✓				
Disposal		✓				
Refrigerator	✓					
Kitchen Vent Fan/Hood		✓				
Microwave Oven		✓				
Oven(s)/ Range(s)/Cook top(s)		✓				
Trash Compactor	✓					
Freezer (chest or upright)	✓					
ELECTRICAL SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know		Remarks
Air Purifier	✓					
Security System(s)	✓					
Ceiling Fan(s)	✓					
Garage Door Opener(s)/Control(s)		✓				
Inside Telephone Wiring/Jacks		✓				
Aluminum Wiring				✓		
Intercom System	✓					
Light Fixtures		✓				
Sauna	✓					
Smoke Detector(s)/Fire Alarm(s)		✓				
Bath Vent Fan(s)		✓				
220 Volt Outlet(s)		✓				
TV Antenna/Dish/Controls	✓					
Switches and Outlets		✓				

BUYER'S Initials () () Date _____ SELLER'S Initials (*SA*) () Date 8-21-08

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PROPERTY ADDRESS: 4912 Hillside Ave., Boise ID 83712

HEATING & COOLING SYSTEMS SECTION	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)	✓				

MOISTURE & DRAINAGE CONDITIONS SECTION	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?		✓		

FUEL TANK SECTION	N/A (✓)	Propane ()	Oil ()	Diesel ()	Gasoline ()	Other ()
Location:						
In Use: ()						
Not In Use: ()						
Above Ground: ()						
Buried: ()						
Owned: ()						
Leased: ()						

WATER & SEWER SYSTEMS SECTION	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)					
Septic System	✓				
Sump Pump/Lift Pump	✓				
Landscape Sprinkler System		✓			

WATER & SEWER SYSTEM TYPE SECTION	Public System	Community System	Private System	Cistern	Other
Domestic Water Provided By:			✓ WELL		
Irrigation Water Provided By:					
Property Sewer Provided By:	✓				
If Septic System, Date Last Pumped					

ROOF SECTION: Age (If known):	Yes	No	Do Not Know	Remarks
Is there present damage to the roof?		✓		
Does the roof leak?		✓		
SIDING SECTION: Age (If known):				
Are there any problems with the siding?		✓		

BUYER'S Initials () () Date _____ SELLER'S Initials (*ngj*) () Date 8-21-08

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