



RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

Seller's Name(s): Michael D. and Deborah A. Ciulla Date: 7-14-08
 Property Address: 5426 W. School Ridge Rd., Boise ID 83714

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		✓			
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 M.C. DC Date 7-14-08

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PROPERTY ADDRESS: 5426 W. School Ridge Rd., Boise ID 83714

HEATING & COOLING SYSTEMS SECTION						None/Not Included	Working	Not Working	Do Not Know	Remarks	
Attic Fan(s)						<input checked="" type="checkbox"/>					
Central Air Conditioning							<input checked="" type="checkbox"/>				
Room Air Conditioner(s)						<input checked="" type="checkbox"/>					
Evaporative Cooler(s)						<input checked="" type="checkbox"/>					
Fireplace(s)							<input checked="" type="checkbox"/>				
Fireplace Insert(s)						<input checked="" type="checkbox"/>					
Furnace/Heating System(s)							<input checked="" type="checkbox"/>				
Humidifier(s)						<input checked="" type="checkbox"/>					
Wood/Pellet Stove(s)						<input checked="" type="checkbox"/>					
Air Cleaner(s)						<input checked="" type="checkbox"/>					
MOISTURE & DRAINAGE CONDITIONS SECTION							Yes	No	Do Not Know	Remarks	
Is the property located in a floodplain?								<input checked="" type="checkbox"/>			
Are you aware of any site drainage problems?							<input checked="" type="checkbox"/>				Over watering causes drainage near shed
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 checked="" type="checkbox"/>			
Have you had the property inspected for the existence of any types of mold?								<input checked="" type="checkbox"/>			
If the property has been inspected for mold, is a copy of the inspection report available?								<input checked="" 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 checked="" 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 checked="" type="checkbox"/>			
FUEL TANK SECTION		N/A (x)	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						<input checked="" type="checkbox"/>					
Pool and Pool Equipment						<input checked="" type="checkbox"/>					
Plumbing System – Faucets and Fixtures							<input checked="" type="checkbox"/>				
Water Heater(s)							<input checked="" type="checkbox"/>				
Water Softener (owned)						<input checked="" type="checkbox"/>					
Water Softener (leased)						<input checked="" type="checkbox"/>				Plumbed for softener	
Septic System						<input checked="" type="checkbox"/>					
Sump Pump/Lift Pump						<input checked="" type="checkbox"/>					
Landscape Sprinkler System							<input checked="" type="checkbox"/>				
WATER & SEWER SYSTEM TYPE SECTION					Public System	Community System	Private System	Cistern	Other		
Domestic Water Provided By:					<input checked="" type="checkbox"/>						
Irrigation Water Provided By:					<input checked="" type="checkbox"/>						
Property Sewer Provided By:					<input checked="" type="checkbox"/>						
If Septic System, Date Last Pumped											
ROOF SECTION: Age (if known):					(2003) 4 yrs, 11 mos.		Yes	No	Do Not Know	Remarks	
Is there present damage to the roof?								<input checked="" type="checkbox"/>			
Does the roof leak?								<input checked="" type="checkbox"/>			
SIDING SECTION: Age (if known):											
Are there any problems with the siding?								<input checked="" type="checkbox"/>			

BUYER'S Initials () () Date _____ SELLER'S Initials MC () DC () Date 7-14-08

