



RE-26 SELLER'S PROPERTY CONDITION DISCLOSURE FORM FOR NEW CONSTRUCTION ONLY

JANUARY 2026 EDITION



SELLER'S (and/or Contractor's) Name(s): Kyle Walker Roach DBA Nova Construction LLC Contractor Reg. # 46967

Property Address: 360 Meadow Walk

Legal Address: Sunset Vista Div. No. 2 block no. 5 lot no. 20

SELLER PROPERTY DISCLOSURE FORM REQUIREMENTS REGARDING NEW CONSTRUCTION: Pursuant to Idaho Code, the transfer of NEWLY CONSTRUCTED "residential real property" not previously inhabited is EXEMPT FROM the SAME DISCLOSURE required by SELLERS of EXISTING "residential real property".

"RESIDENTIAL REAL PROPERTY" AS DEFINED BY IDAHO CODE: "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.

PURPOSE OF STATEMENT: Pursuant to Section 55-2501, Idaho Code, et. seq. the SELLERS of NEWLY CONSTRUCTED residential real property SHALL DISCLOSE information regarding ANNEXATION and CITY SERVICES in the form as prescribed in questions 1, 2, and 3 below.

- 1). Is the property located in an area of city impact, adjacent or contiguous to a city limits, and thus legally subject to annexation by the city?
2). Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city?
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?

ACKNOWLEDGEMENT: SELLER and BUYER understand the information contained in this document is not a warranty or guaranty of any kind by the SELLER or by the agent representing the SELLER in this transaction and no agent is authorized to make representations or verify representations concerning this information.

Kyle W Roach DBA Nova Construction LLC 03/23/2026

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.

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.

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.

BUYER DATE BUYER DATE