



# RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2026  
EDITION



Seller's Name(s): Matthew J Griffith & Teesha L Griffith Date: 04/23/26

Property Address: 1435 Willow Ave Idaho Falls ID 83402

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**.

	Yes	No	Do Not Know	The property is already within city limits
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?				<input checked="" type="radio"/>
2. Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city?				<input checked="" type="radio"/>
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?				<input checked="" type="radio"/>

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:**

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

SELLER'S Initials ( MG ) ( TG ) Date 04/23/2026 BUYER'S Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ ) Date \_\_\_\_\_

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PROPERTY ADDRESS: 1435 Willow Ave

Idaho Falls

ID 83402

HEATING & COOLING SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Attic Fan(s)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Central Air Conditioning	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Room Air Conditioner(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Evaporative Cooler(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Fireplace(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Fireplace Insert(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Furnace/Heating System(s)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Humidifier(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Wood/Pellet Stove(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Air Cleaner(s)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

FUEL TANK SECTION N/A  Propane ( ) Oil ( ) Diesel ( ) Gasoline ( ) Other ( )

Location: Size:

In Use: ( ) Not In Use: ( ) Above Ground: ( ) Buried: ( ) Owned: ( ) Leased: ( )

MOISTURE & DRAINAGE CONDITIONS SECTION	Yes	No	Do Not Know	Remarks
Is the property located in a floodplain?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
Are you aware of any site drainage problems?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
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="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
Have you had the property inspected for the existence of any types of mold?	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
If the property has been inspected for mold, is a copy of the inspection report available?	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
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="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
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="radio"/>	<input type="radio"/>	<input type="radio"/>	Ice dam & bathroom floors repair

WATER & SEWER SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Hot Tub/Spa and Equipment	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Pool and Pool Equipment	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Plumbing System – Faucets and Fixtures	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Water Heater(s)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Water Softener (owned)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Water Softener (leased)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Landscape Sprinkler System	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	
Septic System	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Sump Pump/Lift Pump	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

SEWER SYSTEM TYPE SECTION Public System (City/Municipal) Community System Private System Other/Remarks

Property Sewer Provided By:  Date Last Pumped: / / Is there a Maintenance Fee?  Yes  No If Yes, list amount & explain monthly or annual fee?

	Yes	No	Do Not Know	Other/Remarks
If a private septic system, is there a shared drain field?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	

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**Idaho Falls**

ID **83402**

<b>WATER SOURCE &amp; TYPE SECTION</b>	<b>Public System (City/Municipal)</b>	<b>Community System</b>	<b>Private System (Well, Cistern, etc)</b>	<b>Other/Remarks</b>
Domestic Water Provided By:	<input checked="" type="radio"/>			
Landscape Water Provided By:	<input checked="" type="radio"/>			
Irrigation Water Provided By:	<input checked="" type="radio"/>			
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Other/Remarks</b>
Shared Well		<input checked="" type="radio"/>		
Shared Well Agreement		<input checked="" type="radio"/>		
<b>ROOF SECTION</b> <input checked="" type="checkbox"/>	<b>Year of Installation</b>	<b>Do Not know</b>		<b>Remarks</b>
What is the age of the roof?	<input checked="" type="radio"/>			
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
Is there present damage to the roof?			<input checked="" type="radio"/>	
Does the roof leak?		<input checked="" type="radio"/>		
<b>SIDING SECTION</b>	<b>Year of Installation</b>	<b>Do Not Know</b>		
What is the age of the siding?	<input checked="" type="radio"/>			
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
Are there any problems with the siding?		<input checked="" type="radio"/>		
<b>HAZARDOUS CONDITIONS SECTION</b>	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
Are you aware of any asbestos, radon, or other toxic or hazardous materials on the property?		<input checked="" type="radio"/>		
Is there a radon mitigation system?			<input checked="" type="radio"/>	
Are you aware if the property has ever been used as an illegal drug manufacturing site?		<input checked="" type="radio"/>		
Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?		<input checked="" type="radio"/>		
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 checked="" type="radio"/>		
Is there any damage due to wind, fire, or flood?		<input checked="" type="radio"/>		
<b>OTHER DISCLOSURES SECTION</b>	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
Are there any conditions that may affect your ability to clear title such as encroachments, easements, zoning violations, lot line disputes, etc.?		<input checked="" type="radio"/>		
Has the property been surveyed since you owned it?		<input checked="" type="radio"/>		
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 checked="" type="radio"/>		
Are there any structural problems with the improvements?		<input checked="" type="radio"/>		
Are there any structural problems with the foundation?		<input checked="" type="radio"/>		

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