



# RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2026 EDITION



Seller's Name(s): Chelsea Spilman Tammy Berg Date: 03/24/26

Property Address: 1040 Everett Ave Pocatello Id, 83201

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?				
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?				

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:**

<b>APPLIANCES SECTION</b>	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					
<b>ELECTRICAL SYSTEMS SECTION</b>	None/Not Included	Working	Not Working	Do Not Know	Remarks
Security System(s)					
Garage Door Opener(s)/Control(s)					
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 ( CS ) ( TB ) Date 03/24/2026 BUYER'S Initials ( ) ( ) Date \_\_\_\_\_

This form is printed and distributed by the Idaho Association of REALTORS®, Inc. This form has been designed and is provided for use by the real estate professionals who are members of the Idaho Association of REALTORS®. USE BY ANY OTHER PERSON IS PROHIBITED. ©Copyright Idaho Association of REALTORS®, Inc. All rights reserved.



**PROPERTY ADDRESS:** 1040 Everett Ave Pocatello Id, 83201

<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:				
Landscape Water Provided By:				
Irrigation Water Provided By:				
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Other/Remarks</b>
Shared Well				
Shared Well Agreement				
<b>ROOF SECTION</b>	<b>Year of Installation</b>	<b>Do Not know</b>		<b>Remarks</b>
What is the age of the roof?				
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
Is there present damage to the roof?				
Does the roof leak?				
<b>SIDING SECTION</b>	<b>Year of Installation</b>	<b>Do Not Know</b>		
What is the age of the siding?				
	<b>Yes</b>	<b>No</b>	<b>Do Not Know</b>	<b>Remarks</b>
Are there any problems with the siding?				
<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?				
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?				
<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.?				
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?				

SELLER'S Initials ( CA ) ( TB ) Date 03/24/2026 BUYER'S Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ ) Date \_\_\_\_\_

This form is printed and distributed by the Idaho Association of REALTORS®, Inc. This form has been designed and is provided for use by the real estate professionals who are members of the Idaho Association of REALTORS®. **USE BY ANY OTHER PERSON IS PROHIBITED.** ©Copyright Idaho Association of REALTORS®, Inc. All rights reserved.

PROPERTY ADDRESS: 1040 Everett Ave Pocatello Id, 83201

Table with 5 columns: Question, Yes, No, Do Not Know, Remarks. Rows include 'OTHER DISCLOSURES SECTION' and 'ADDITIONAL REMARKS AND/OR EXPLANATIONS SECTION'.

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 understand that Listing Broker and Selling Broker in no way warrant or guarantee the above information on the property. Chelsea Spelman 03/24/2026 Tammy Berg Jeff Payne 03/24/2026

SELLER DATE BUYER DATE 03/24/26

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. IF THERE ARE NO UPDATES, THERE IS NO NEED TO SIGN BELOW.

Authentisign Chelsea Spelman 03/24/2026 Tammy Berg Jeff Payne 03/24/2026 SELLER DATE SELLER DATE 03/24/26

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