



RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2026 EDITION



Seller's Name(s): Shane Peterson Val Seeley Date: _____
Property Address: 479 E 97th South Idaho falls ID 83404

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?		X		
2. Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city?		X		
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?		X		

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:

APPLIANCES SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Built-in Vacuum System	None				
Clothes Dryer		X			Replaced ~ 2021
Clothes Washer		X			" " " ~ 2020
Dishwasher		X			Replaced ~ 2020
Disposal	None				
Refrigerator		X			New 2020
Kitchen Vent Fan/Hood		X			
Microwave Oven		X			
Oven(s)/ Range(s)/Cook top(s)		X			New 2020
Trash Compactor	None				
ELECTRICAL SYSTEMS SECTION	None/Not Included	Working	Not Working	Do Not Know	Remarks
Security System(s)	None				
Garage Door Opener(s)/Control(s)		X			New Garage 21 - Shop Door 2023
Light Fixtures		X			
Smoke Detector(s)/Fire Alarm(s)		X			
Carbon Monoxide Detector(s)		X			
	None/Not Included	Working	Not Working	Owned	Financed
Solar Panels	None				

SELLER'S Initials SP VS Date 4-15-26 BUYER'S Initials () () Date _____

opened in shop 2022

PROPERTY ADDRESS: 479 E 97th South

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HEATING & COOLING SYSTEMS SECTION		None/Not Included	Working	Not Working	Do Not Know	Remarks
Central Air Conditioning		None			X	
Room Air Conditioner(s)		None				
Evaporative Cooler(s)		None				
Fireplace(s)			X			
Fireplace Insert(s)		None				
Furnace/Heating System(s)		X	X			New 2020
Humidifier(s)		None				
Wood/Pellet Stove(s)		None				
Air Cleaner(s)		None				
FUEL TANK SECTION		N/A () Propane (X) Oil () Diesel () Gasoline () Other ()				
Location: Backyard		Size: 500 gallon				
In Use: (X) Not In Use: ()		Above Ground: ()		Buried: ()		Owned: () Leased: (X)
MOISTURE & DRAINAGE CONDITIONS SECTION		Yes	No	Do Not Know	Remarks	
Is the property located in a floodplain?			X			
Are you aware of any site drainage problems?			X			
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?			X			
Have you had the property inspected for the existence of any types of mold?			X			
If the property has been inspected for mold, is a copy of the inspection report available?			X			
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?			X			
Have you ever had any water intrusion, moisture related damage, mold or mold-related problems on the property remediated, repaired, fixed or replaced?			X			
WATER & SEWER SYSTEMS SECTION		None/Not Included	Working	Not Working	Do Not Know	Remarks
Hot Tub/Spa and Equipment		None				
Pool and Pool Equipment		None				
Plumbing System - Faucets and Fixtures			X			
Water Heater(s)			X			New 2021
Water Softener (owned)			X			New 2021
Water Softener (leased)						
Landscape Sprinkler System			X			
Septic System			X			
Sump Pump/Lift Pump			X			New lift pump 2020
SEWER SYSTEM TYPE SECTION		Public System (City/Municipal)	Community System	Private System	Other/Remarks	
Property Sewer Provided By:						
If a private system, please provide the following information about the septic system:		Date Last Pumped	Is there a Maintenance Fee?	If Yes, list amount & explain monthly or annual fee?		
		1/1/2020	☐ Yes ☒ No			
		Yes	No	Do Not Know	Other/Remarks	
If a private septic system, is there a shared drain field?		X				

SELLER'S Initials: [Signature] Date: 4-15-21

BUYER'S Initials: () () Date: () ()

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WATER SOURCE & TYPE SECTION		Public System (City/Municipal)	Community System	Private System (Well, Cistern, etc)	Other/Remarks
Domestic Water Provided By:					
Landscape Water Provided By:					
Irrigation Water Provided By:					
Shared Well		Yes	No	Do Not Know	Other/Remarks
Shared Well Agreement					
ROOF SECTION		Year of Installation	Do Not know		Remarks
What is the age of the roof?		2020			
Is there present damage to the roof?		Yes	No	Do Not Know	Remarks
Does the roof leak?			NO		
SIDING SECTION		Year of Installation	Do Not Know		
What is the age of the siding?					
Are there any problems with the siding?		Yes	No	Do Not Know	Remarks
HAZARDOUS CONDITIONS SECTION		Yes	No	Do Not Know	Remarks
Are you aware of any asbestos, radon, or other toxic or hazardous materials on the property?			NO		
Is there a radon mitigation system?			NO		
Are you aware if the property has ever been used as an illegal drug manufacturing site?			NO		
Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?			NO		
Have you ever had the property serviced by an exterminator or had the property otherwise remediated for insect, rodent or other pest infestation(s)?			NO		
Is there any damage due to wind, fire, or flood?			NO		
OTHER DISCLOSURES SECTION		Yes	No	Do Not Know	Remarks
Are there any conditions that may affect your ability to clear title such as encroachments, easements, zoning violations, lot line disputes, etc.?			NO		
Has the property been surveyed since you owned it?		X			Small corner
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.?			NO		
Are there any structural problems with the improvements?			NO		
Are there any structural problems with the foundation?			NO		

SELLER'S Initials SP JMS Date 4-15-26

BUYER'S Initials () () Date

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OTHER DISCLOSURES SECTION

	Yes	No	Do Not Know	Remarks
Have any substantial additions or alterations been made without a building permit?		X		
Has the fireplace/wood stove/chimney/flue been cleaned?				Serviced 2023
Has the fireplace/wood stove/chimney/flue been inspected?				
Are you aware or is there reason to believe that the home is located in a historic district or is a historic landmark?		X		
Are all mineral rights appurtenant to the property included, unencumbered, and part of the sale of this property?		X		
Has the home on this property ever been moved?		X		
Have you ever filed a homeowner's insurance claim on the property?		X		
Is there a Home/Condo Owner's Association?		X		
Is there a private road to this property?		X		
Is there a shared road agreement for this property?		X		

ADDITIONAL REMARKS AND/OR EXPLANATIONS SECTION:

	Yes	No	Do Not Know	If yes, explain in the lines below
Are you aware of any other existing problems concerning the property including legal, physical, product defects or other items that are not already listed?		X		

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** also understand and acknowledge that **SELLER** in no way warrants or guarantees the above information regarding the property.

SELLER and BUYER understand that Listing Broker and Selling Broker in no way warrant or guarantee the above information on the property.

Shane Peterson 4-15-26 Val Seeley 4-15-26
SELLER **BUYER** **DATE** **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. Per statute **BUYER'S** rescission must be based on a specific objection to a disclosure in the disclosure statement. The notice of statutory rescission must specifically identify the disclosure objected to by the **BUYER**. If no signed notice of rescission is received by the **SELLER** within the **three (3) business day** period, **BUYER'S** statutory right to rescind is waived. The statutory rescission referenced in this section is separate and distinct from, and does not affect, any rescission, cancellation, or contingency term enumerated in any other written document related to this transaction, including but not limited to the purchase and sale agreement.

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.**

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. Per statute **BUYER'S** rescission must be based on a specific objection to a disclosure in this amended disclosure statement. The notice of statutory rescission must specifically identify the disclosure objected to by the **BUYER**. If no signed notice of rescission is received by the **SELLER** within the **three (3) business day** period, **BUYER'S** statutory right to rescind is waived. The statutory rescission referenced in this section is separate and distinct from, and does not affect, any rescission, cancellation, or contingency term enumerated in any other written document related to this transaction, including but not limited to the purchase and sale agreement.

BUYER **DATE** **BUYER** **DATE**



ADDENDUM # legal description (All addendums shall be numbered sequentially.)

RE-11 ADDENDUM

JANUARY 2026
EDITION

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 Today's Date: 4/15/2026
2
3 This is an **ADDENDUM** to the ☒ Purchase and Sale Agreement ☐ Other
4 ("Addendum" means that the information below is added material for the agreement {such as lists or descriptions} and/or means the form is
5 being used to change, correct or revise the agreement {such as modification, addition or deletion of a term}).

6
7 **AGREEMENT DATED:** _____ **ID #** _____

8
9 **ADDRESS:** _____

10
11 **BUYER(S):** _____

12
13 **SELLER(S):** Shane Peterson Val Seeley

14
15 The undersigned parties hereby agree as follows:

16
17
18 **Beginning at a point on the North right-of-way fence on Canyon road that is South**
19 **0°08'47"W 14.76 feet along the section line and North 89°55'28"W 85.70 feet along**
20 **said right-of-way fence from the Southeast corner of Section 18, Township 1 North,**
21 **Range 38 East of the Boise Meridian, Bonneville County Idaho and running thence**
22 **North 89°55'28" West 547.66 feet along said right-of-way fence; thence North**
23 **26°52'58" East 255.87 feet; thence North 82°36'16" East 419.61 feet; thence North**
24 **31°27'19" East 303.09 feet; thence North 75°30'53" East 237.00 feet to the East**
25 **right-of-way line of the Idaho Canal; thence South 31°45'03" West 706.51 feet along**
26 **said canal right-of-way line to the point of beginning.**

27
28 **Less and excepting therefrom: any and all road right-of-ways**

29
30
31
32
33 **TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said**
34 **Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the**
35 **said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free**
36 **from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions,**
37 **reservations, easements, rights and rights of way, apparent or of record.**

38
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41 **And that (s)he will warrant and defend the same from all lawful claims whatsoever.**

42
43
44
45
46
47
48 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement or original document
49 referenced above, including all prior Addendums or Counter Offers, these terms shall control. **All other terms of the Purchase and Sale**
50 **Agreement including all prior Addendums or Counter Offers not modified by this ADDENDUM shall remain the same.** Upon its execution
51 by both parties, this agreement is made an integral part of the aforementioned Agreement.

52
53 **BUYER:** _____ **Date:** _____

54
55 **BUYER:** _____ **Date:** _____

56
57 **SELLER:** Shane Peterson **Date:** _____

58
59 **SELLER:** Val Seeley **Date:** _____