



# RE-25 SELLER'S PROPERTY CONDITION DISCLOSURE FORM

JANUARY 2025 EDITION



Seller's Name(s): Rick Leroy May and Elaine May

Date: 01/16/2026

Property Address: 2458 Adrienne Way, American Falls, ID 83211

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**.

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

SELLER'S Initials (EM) (RLM) Date 01/16/2026

BUYER'S Initials (\_\_\_\_) (\_\_\_\_) Date \_\_\_\_\_

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PROPERTY ADDRESS: 2458 Adrienne Way, American Falls, ID 83211

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

FUEL TANK SECTION  Natural Gas  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="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| Are you aware of any site drainage problems?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| 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="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| Have you had the property inspected for the existence of any types of mold?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |
| If the property has been inspected for mold, is a copy of the inspection report available?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |         |

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

| SEWER SYSTEM TYPE SECTION  | Public System (City/Municipal)    | Community System   | Private System                      | Other/Remarks  |
|--|-----------------------------------|--|-------------------------------------|--|
| Property Sewer Provided By: <u>private</u>   |                                   |  | <input checked="" type="checkbox"/> |  |
| If a private system, please provide the following information about the septic system: | Date Last Pumped<br><u>8/2021</u> | Is there a Maintenance Fee?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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="checkbox"/>          | <input checked="" type="checkbox"/>  | <input type="checkbox"/>            |  |

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| <b>WATER SOURCE &amp; TYPE SECTION</b>   | Public System<br>(City/Municipal) | Community<br>System                 | Private System<br>(Well, Cistern,<br>etc) | Other/Remarks                                |
|--|-----------------------------------|-------------------------------------|---|--|
| Domestic Water Provided By:  | <input type="checkbox"/>          | <input type="checkbox"/>            | <input checked="" type="checkbox"/>       |  |
| Landscape Water Provided By:   | <input type="checkbox"/>          | <input type="checkbox"/>            | <input checked="" type="checkbox"/>       |  |
| Irrigation Water Provided By:  | <input type="checkbox"/>          | <input type="checkbox"/>            | <input checked="" type="checkbox"/>       |  |
|  | Yes                               | No                                  | Do Not Know                               | Other/Remarks                                |
| Shared Well  | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| Shared Well Agreement  | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| <b>ROOF SECTION</b>  | Year of<br>Installation           | Do Not Know                         |   | Remarks                                      |
| What is the age of the roof?   | 2021                              | <input type="checkbox"/>            |   |  |
|  | Yes                               | No                                  | Do Not Know                               | Other/Remarks                                |
| Is there present damage to the roof?   | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| Does the roof leak?  | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| <b>SIDING SECTION</b>  | Year of<br>Installation           | Do Not Know                         |   | Remarks                                      |
| What is the age of the siding?   | log 1981                          | <input type="checkbox"/>            |   |  |
|  | Yes                               | No                                  | Do Not Know                               | Other/Remarks                                |
| Are there any problems with the siding?  | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| <b>HAZARDOUS CONDITIONS SECTION</b>  | Yes                               | No                                  | Do Not Know                               | Remarks                                      |
| Are you aware of any asbestos, radon, or other toxic or hazardous materials on the property?   | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| Is there a radon mitigation system?  | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| Are you aware if the property has ever been used as an illegal drug manufacturing site?  | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| Are you aware of any current or previous insect, rodent or other pest infestation(s) on the property?  | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| 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 type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  | spray for insects 2x per year as maintenance |
| Is there any damage due to wind, fire, or flood?   | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| <b>OTHER DISCLOSURES SECTION</b>   | 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.?                     | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| Has the property been surveyed since you owned it?   | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| 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 type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| Are there any structural problems with the improvements?   | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |
| Are there any structural problems with the foundation?   | <input type="checkbox"/>          | <input checked="" type="checkbox"/> | <input type="checkbox"/>                  |  |

01/16/2026

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