



COLDWELL BANKER
SCHNEIDMILLER REALTY

Seller's Vacant Land Disclosure Form

SELLER'S NAME: Michael C Stratte Alyson N Stratte

PROPERTY ADDRESS: 17915 Washington Rd Valleyford WA 99036

LEGAL DESCRIPTION: See Exhibit A

PURPOSE OF STATEMENT: This is a statement of the conditions and information concerning the above described vacant property presently known by the Seller. The Seller does not possess any expertise in surveying, engineering, hydrology, land use, geotechnical issues or any other specific areas related to the property. Other than having owned the property, the Seller possesses no greater knowledge than that which could be obtained upon a careful investigation of the property by a potential buyer. This Disclosure is not a warranty of any kind by the Seller or by any agent representing any Seller in this transaction. It is not a substitute for any inspections or similar investigations. Buyer is encouraged to obtain his/her own professional inspections, advice and consultation.

"RESIDENTIAL REAL PROPERTY" as defined by Idaho Code 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 that has a combined residential and commercial use (Section 55-2503, Idaho Code). Vacant land which may be utilized as residential real property in the future is exempt from most condition disclosure(s) that are otherwise applicable to improved residential real property.

THE FOLLOWING ARE THE PRESENT CONDITIONS OF THE ABOVE PROPERTY AS KNOWN TO THE SELLER:

- 1. Is the property located in an area of city impact, adjacent or contiguous to city limits, and thus legally subject to annexation by the city? [ ] Yes [X] No
2. Does the property, if not within city limits, receive any city services, thus making it legally subject to annexation by the city? [ ] Yes [X] No
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 [X] No

SELLER'S Initials (MS)(AS) Date 10/19/23

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

## WATER

1. Is the property served by a **public** water system? [ ] Yes [  ] No [ ] Do Not Know
- a. Are there any problems with the system? [ ] Yes [ ] No [ ] Do Not Know
- b. Hook-up fees paid? [ ] Yes [ ] No [ ] Do Not Know
- c. Usage fees paid current? [ ] Yes [ ] No [ ] Do Not Know
- d. Water consumption fee: \$ \_\_\_\_\_ Per \_\_\_\_\_

Remarks:

2. Is the property served by a **private** water system? [ ] Yes [  ] No [ ] Do Not Know  
Source: Drilled Well \_\_\_\_\_ Spring \_\_\_\_\_ Lake Draw \_\_\_\_\_ Other \_\_\_\_\_
- a. Can you provide a copy of:
- i. Well Driller's Report? [ ] Yes [ ] No
- ii. Water Quality Test? [ ] Yes [ ] No
- iii. Draw down (capacity) Test [ ] Yes [ ] No
- b. Are there any problems with the system? [ ] Yes [ ] No [ ] Do Not Know

Remarks:

3. Is the well/water system shared with a neighbor: [ ] Yes [  ] No [ ] Do Not Know
- a. Is there a written well share agreement: [ ] Yes [ ] No [ ] Do Not Know

Remarks:

4. Are there any year-round streams, lakes, springs, ponds on the property?  
[ ] Yes [  ] No [ ] Do Not Know
- a. Are water rights permitted? [ ] Yes [ ] No [ ] Do Not Know
- b. Will water rights be transferred? [ ] Yes [ ] No [ ] Do Not Know
- c. Does anyone else have water rights to the property?  
[ ] Yes [ ] No [ ] Do Not Know
- d. Do you have any water rights "off-site" that need to be transferred with the property?  
[ ] Yes [ ] No [ ] Do Not Know

Remarks:

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

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

**SEWER/SEPTIC**

1. Is the property served by a **city/municipal** sewer system?  
[ ] Yes [ ] No [] Do Not Know
- a. Hook-up fees paid? [ ] Yes [ ] No [ ] Do Not Know
- b. User fees paid? [ ] Yes [ ] No [ ] Do Not Know
- c. Fees: \$ \_\_\_\_\_ Per \_\_\_\_\_
- d. Any problems with the sewer system? [ ] Yes [ ] No [ ] Do Not Know

Remarks:

2. Is the property served by a **community drain field** site?  
[ ] Yes [] No [ ] Do Not Know
- a. Hook-up fees paid? [ ] Yes [ ] No [ ] Do Not Know
- b. Fees: \$ \_\_\_\_\_ Per \_\_\_\_\_
- c. Do you have a septic tank? [ ] Yes [ ] No [ ] Do Not Know
- d. Last time septic tank was pumped? \_\_\_\_\_
- e. Is an effluent pump required? [ ] Yes [ ] No [ ] Do Not Know
- f. Any problems with the septic tank? [ ] Yes [ ] No [ ] Do Not Know

Remarks:

3. Is the property served by a **private** septic system? [ ] Yes [] No [ ] Do Not Know
- a. Type of leach-field: Standard \_\_\_\_\_ Mound \_\_\_\_\_ Pond \_\_\_\_\_
- b. Is leach-field on site? [ ] Yes [ ] No [ ] Do Not Know  
If no, do you have a written easement for your site?  
[ ] Yes [ ] No [ ] Do Not Know
- c. Does your system require an effluent pump?
- d. [ ] Yes [ ] No [ ] Do Not Know
- e. When was the last time the system was pumped? \_\_\_\_\_
- f. Any problems with the system? [ ] Yes [ ] No [ ] Do Not Know

Remarks:

4. Has the property had a septic site evaluation? [] Yes [ ] No [ ] Do Not Know
- a. Date approved: \_\_\_\_\_ Date expires: \_\_\_\_\_
- b. Type of drain-field: Standard \_\_\_\_\_ Mound \_\_\_\_\_ Pond \_\_\_\_\_

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

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

- c. Is drain-field on site?  Yes  No  Do Not Know
- d. Septic permit restricts the size of home?  Yes  No  Do Not Know
- e. Any problems with the system?  Yes  No  Do Not Know

Remarks:

**Evaluation in progress for 4 bedroom home,  
engineer site visit 10/9/23.**

**HAZARDOUS CONDITIONS**

- 1. Are you aware of any toxic or hazardous materials on the property?  
 Yes  No  Do Not Know

Remarks:

**OTHER DISCLOSURES**

- 1. Have any of the following been installed to the property lines/boundaries?
  - a. Electricity  Yes  No  Do Not Know
  - b. Telephone  Yes  No  Do Not Know
  - c. Natural Gas  Yes  No  Do Not Know
  - d. Cable  Yes  No  Do Not Know
  - e. Fiberoptic  Yes  No  Do Not Know
- 2. Is the property in a fire protection district?  Yes  No  Do Not Know
- 3. Is the property located in a floodplain?  Yes  No  Do Not Know
- 4. Are timber rights owned by Seller?  Yes  No  Do Not Know
- 5. Are all mineral rights appurtenant to the property included, unencumbered, and part of the sale of this property?  Yes  No  Do Not Know
- 6. Does the property have a legal access to a **public** road?  
 Yes  No  Do Not Know
- 7. Is there a **private** road to the property?  Yes  No  Do Not Know
  - a. If a private road, is there a written road maintenance agreement?  
 Yes  No
  - b. Is the private road described in a recorded deed or easement document?  
 Yes  No  Do Not Know

SELLER'S Initials ( MS ) ( AS ) Date 10/19/23

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

- i. Width of easement: 50 feet.  
ii. Is there a shared road agreement for this property?  
 Yes  No  Do Not Know

8. Is the property in a Home Owner's Association?  Yes  No  Do Not Know
9. Are there any easements or licenses granted across the property?  
 Yes  No  Do Not Know
10. Are there any variances or special permits on the property?  
 Yes  No  Do Not Know
11. Are there any known wetlands?  Yes  No  Do Not Know
12. Has the property been surveyed?  Yes  No  Do Not Know
- a. Can you identify the location of the property corners?  
 Yes  No  Do Not Know
- b. Are you aware of any boundary or fence line discrepancies?  
 Yes  No  Do Not Know
13. Are you aware of any buried fuel tanks and/or hazardous material on the property?  
 Yes  No  Do Not Know
14. Are there any conditions that may affect your ability to clear title such as encroachments, easements, or zoning violations, etc.?  
 Yes  No  Do Not Know
15. Have you received any notices from any governmental or quasi-governmental entity affecting this property; i.e. local improvement district (LID), zoning changes, condemnation, etc.?  
 Yes  No  Do Not Know
16. Are you aware of any toxic or hazardous materials on the property?  
 Yes  No  Do Not Know

If yes, please describe:

17. Are there any other problems or circumstances affecting the property not listed above?  
 Yes  No  Do Not Know

If yes, please describe:

SELLER'S Initials (MA)(AS) Date 10/19/23

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

**CERTIFICATION**

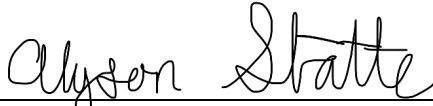
Seller certifies that the information herein is true and correct to the best of Seller's knowledge as of the date signed by the Seller. The Seller is familiar with the property and each disclosure of an item is made and performed in good faith.

Seller and Buyer understand that Coldwell Banker Schneidmiller Realty in no way warrants or guarantees the above information on the property.


By signing below, Buyer hereby acknowledges receipt of a copy of this disclosure.

**SELLER:**

**BUYER:**

  
\_\_\_\_\_  
Print name: Michael C Stratte  
Date: 10/19/23

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Date: \_\_\_\_\_

  
\_\_\_\_\_  
Print name: Alyson N Stratte  
Date: 10/19/23

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Date: \_\_\_\_\_

AMENDED DISCLOSURE FORM: Subsequent to the delivery of the initial Seller's Vacant Land 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 Disclosure Form – Unimproved Property form. IF THERE ARE NO UPDATES/AMENDMENTS, THERE IS NO NEED TO SIGN BELOW.

**SELLER:**

**BUYER:**

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Date: \_\_\_\_\_

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Print name: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Print name: \_\_\_\_\_  
Date: \_\_\_\_\_

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

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