

# SELLER'S DISCLOSURE FORM - VACANT LAND

Seller's Name: Kari Higgins Date: September 21, 2009

Address of Property: NNA Kaniksu St., Bonners Ferry, ID 83805

PURPOSE OF STATEMENT: This is a statement of the conditions and information concerning the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architectural, engineering or any other specific areas related to the property. Other than owning the property, the Seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. This is not a warranty of any kind by the Seller or by any agent representing any seller in the transaction. It is not a substitute for any inspections. Purchaser is encouraged to obtain his/ her own professional inspections.

THE FOLLOWING ARE THE CONDITIONS ON THE ABOVE PROPERTY AS INDICATED BY THE SELLER:

YES	NO	DO NOT KNOW	N/A
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## ANNEXATION

- Is the property located in an area of the city impact, adjacent or contiguous to city limits, and thus legally subject to annexation by the city? 

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

		X	
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- 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	
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## WATER

- Is the subject property served by a public or community water system?
 

X			
			X
			X
			X

  - Are there any problems with the system?
 

	X		
	X		
	X		

    - Can you provide for our files a copy of:
 

			X
			X
			X

      - Well Driller's Report?
      - Water Quality Tests?
    - Any problems with the system?
 

			X
			X
			X
- Are the rights to the well shared with a neighbor?
 

			X
			X
			X

  - Do you have a written water well agreement?
  - Do you have an oral agreement?
- Are there any year-round streams, lakes, springs or ponds on the property?
 

			X
			X

  - Were water rights filed?
 

			X
			X

KH 9-21-09  
Seller's Initials/ Date

\_\_\_\_\_  
Buyer's Initials/ Date

Address of Property:

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**WATER (continued)**

YES	NO	DO NOT KNOW	N/A
			X
			X
			X

- B Will water rights be transferred?
- C Does anyone else have water rights to your property?
- D Do you have any water rights "off site" that need to be transferred with the property?

**SEWER/ SEPTIC**

1 Is the property served by a city/ municipal sewer system?

X			
			X
			X
			X

- A Hook up fees paid?
- B Usury fees paid?
- C Monthly fees?
- D Any problems?

2 Is the property served by a community drainfield site?

	X		
			X
			X
			X

- A Hook-up fees paid?
- B Monthly fees? \$ \_\_\_\_\_
- C Do you have a septic tank? -
- D When was the last time the septic was pumped? \_\_\_\_\_
- E Is an effluent pump required?
- F Any problems with the system?

3 Is the property served by a private septic system?

	X		
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- A Type of leach Field?
  - Standard?
  - Mound?
  - Pond?
- B Is the leachfield on site?
  - If NO, do you have a written easement for your site?
- C Is a effluent pump required?
- D When was the last time your system was pumped? \_\_\_\_\_
- E Any problems?

			X
			X
			X
			X
			X
			X

4 Does the property have a "Septic Site Evaluation" from Panhandle Health?

			X
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- A Date approved \_\_\_\_\_ Date expires \_\_\_\_\_
- B Type of Drainfield:
  - Standard?
  - Mound?
  - Pond?
- C Is the drainfield on site?
- D Does the permit restrict the size of the home/ building?

			X
			X
			X
			X
			X

**OTHER DISCLOSURES**

1 Have any of the following been installed to the property lines/ boundaries?

- A Electricity?
- B Telephone?
- C Natural gas?
- D Cable TV?

		X	
		X	
		X	
		X	
		X	
	X		
	X		

2 Is the property within the boundaries of a fire district?

3 Are timber rights owned by the seller?

4 Are mineral rights owned by the seller?

5 Does the property have a legal recorded easement (access) to a county or public road?

6 If a private road, is there a written road maintenance agreement?

Width of easement: \_\_\_\_\_ feet

		X	
			X

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\_\_\_\_\_  
Buyer's Initials/ Date

