

NEBRASKA REAL ESTATE COMMISSION SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the prop	erty?	<u>5</u> ye	ar(s)						
					how long has the seller occupied the propert		year	(s)	
l .			_		f yes when? From <u>2019</u> (year) to <u>2022</u>	(year)			
This disclosure statement concerns the in the city of	real prop	erty loca	ated at _ County o	406 of Boy	W Vinton 5t , State of 1	Nebraska	and leg	jally des	cribed as
	·								
statement is <u>NOT a warranty of any ka substitute for any inspection or wa</u> NOT a warranty, the purchaser may property. Any agent representing a pany actual or possible sale of the re	ind by the rranty the rely on orincipal all prope	ne seller hat the u the info in the t erty. The	or any ourchas ormation ransact o inform	agent rej er may w o contain ion may i ation pro	known by the seller on the date on which oresenting a principal in the transaction, wish to obtain. Even though the information of the herein in deciding whether and on whether are copy of this statement to any covided in this statement is the representant of the transaction.	and <u>sho</u> on provi hat term other per	uld NOT ded in t ns to pu rson in	T be according to be according	epted as ement is the real tion with
provision or space for indicating, insert more than one item as listed below ple working, one not working, and one not "3" on the line provided next to the iter comments section in PART III.	"N/A" in the sase put the sase	the appr he numl put a "1 otion to i	opriate to bered in l" in each ndicate .ER'S K	oox. If age the appro h of the "I total num NOWLED	nt IN FULL. If any particular item or matter of items is unknown, write "UNK" on the blopriate box. For example – if the home has Working", "Not Working", and "None/Not Inciber of item. You may also provide additionated and the provide additionated	ank prov three roo luded" bo al explan	ided. If tom air concept for air of the concept for attion of	the prope onditione that item any iten	erty has ers, one n, and a n in the
PART I – If there is more than one of	any item	in this I	Part, the	statemer umber se	nt made applies to each and all of such iter parately as provided in the instructions above	ns unles re. If an i	s othen	vise note	ed in the
Section A -Appliances	Working	Not Working	Do not know if working	None / Not included	Section B - Electrical Systems	Working	Not Working	Do not know if working	None / Not included
1. Refrigerator × 2	X				Electrical service panel capacity	V			
2. Clothes Dryer	X				AMP Capacity (if known) fuse circuit breakers				
3. Clothes Washer	X		l		2. Ceiling fan(s) (22 number)	X			
4. Dishwasher	X				3. Garage door opener(s) (number)				X
5. Garbage Disposal	X				4. Garage door remote(s) (number)	ļ			X
6. Freezer	X				5. Garage door keypad(s) (number)	 			1
7. Oven ×2.	×				Telephone wiring and jacks Cable TV wiring and jacks	13			
8. Range	/			×	Cable 19 wiring and jacks Intercom or sound system wiring	1	<u> </u>		
9. Cooktop × 2					9. Built-in speakers	 			\\ \frac{\frac}\frac{\fin}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}\fin}}}}}}{\frac}\fir}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}}}}}}{\frac{\frac{\frac{\frac{\frac{\frac{\frac{\frac}}}}}}{\frac{\frac{\frac{
					10. Smoke detectors (22 number)	V			
10. Microwave oven	X				11. Fire alarm	兌			
11. Built-In vacuum system and equipment				×	12. Carbon Monoxide Alarm (27 number)	X			
12. Range ventilation systems	X				13. Room ventilation/exhaust fan (20 number)	X			
13. Gas grill				×	14. 220 volt service	X			
14. Room air conditioner (15 number)	X				15. Security System Owned Leased Central station monitoring				X
15. TV antenna / Satellite dish	X				16. Have you experienced any problems with the			he conditio	
16. Trash compactor				X	electrical system or its components? YES NO			n in PART e statemen	
Seller's Initials WHI Prope Stracke Realty, LLC, 102 E Hwy 20, PO Box 4 Stuart, NE 6	erty Add	dress _	406	M A:	Phone: 4023402990 Fax		s Initia	ls	_/
G. G. 1		Form® by z	ipLogix 18	070 Fifteen I	Mile Road, Fraser, Michigan 48026 www.zipl.ogix.com	-			

Section C - Heating and Cooling Systems	Working	Not Working	Do not Know if working	None / Not included
1. Air purifier				X
2. Attic fan				X
3. Whole house fan				X
Central air conditioning year installed (if known)	X			
5. Heating systemyear installed (if known) Gas Electric Other (specify)	X			
6. Fireplace / Fireplace Insert				X
7. Gas log (fireplace)	$ \mathbf{x}^{T} $			-
8. Gas starter (fireplace)				X
Heat pump year installed (if known)	X			
10. Humidifier				X
11. Propane Tank year installed (if known) Rent Own	X			
12. Wood-burning stove year installed (if known)				Х

Section D - Water Systems	Working	Not Working	Do not Know if working	None / Not included
1. Hot tub / whirlpool				X
2. Plumbing (water supply)	X			
3. Swimming pool				X
4. a. Underground sprinkler system				X
b. Back-flow prevention system				X
5. Water heater year installed (if known)	X			
6. Water purifier year installed (if known)				×
7. Water softener Rent Own				Х
8. Well system				X
Section E - Sewer Systems	Working	Not Working	Do not Know if working	None / Not included
Plumbing (water drainage)	X			
2. Sump pump (discharges to)				X
3. Septic System				×

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

<u>S</u> e	ection A -Structural Conditions	YES	NO	Do not Know
1.	Age of roof (if known) year(s)	N/A	N/A	X
2.	Does the roof leak?		X	
3.	Has the roof leaked?		X	
4.	is there presently damage to the roof?	X		
5.	Has there been water intrusion in the basement or crawl space?		Χ	
6.	Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?		X	
7.	Are there any structural problems with the structures on the real property?		X	
8.	Is there presently damage to the chimney?		X	
9.	Are there any windows which presently leak, or do any insulated windows have any broken seals?	·	X	

Section A -Structural Conditions	YES	NO	Do not Know
10. Year property was built 1999 (if known)	N/A	N/A	
Has the property experienced any moving or settling of the following:		,X	
- Foundation		X	
- Floor		×	
- Wall		×	
- Sidewalk		>	
- Patio		×	
- Driveway		×	
-Retaining wall		×	
12. Any room additions or structural changes?		X	

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

Section B - Environmental Conditions	YES	NO	Do not Know
1. Asbestos		X	
Contaminated soil or water (including drinking water)		X	
3. Landfill or buried materials		X	
4. Lead-based paint		X	
5. Radon Gas		X	
6. Toxic materials		X	

Se	ection B - Environmental Conditions	YES	МО	Do not Know
7.	Underground fuel, chemical or other type of storage tank?		X	
8.	Have you been notified by the Noxious Weed Control Authority in the last 3 years of the presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the property?		X	
9.	Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		X	

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Seller's Initials NH I	Property Address	Buyer's Initials	I	1
	Produced with zipForm® by zipLogix 18070 Fifteen Mile Road Freeze Michigan 49035	•		

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

	·	. •		
Se	ection C - Title Conditions	YES	NO	Do not Know
1.	Any features, such as walls, fences and driveways which are shared?	X		
2.	Any easements, other than normal utility easements?		X	
3.	Any encroachments?		V	
4.	Any zoning violations, non-conforming uses, or violations of "setback" requirements?		X	
5.	Any lot-line disputes?		X	
6.	Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?		X	
7.	Any planned road or street expansions, improvements, or widening adjacent to the real property?		X	
8.	Any condominium, homeowners', or other type of association which has any authority over the real property?		X	
9.	Any private transfer fee obligation upon sale?		X	

Section C - Title Conditions	YES	NO	Do not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?		X	
11. Is there a common wall or walls?		X	
b. Is there a party wall agreement?		X	
12. Any lawsuits regarding this property during the ownership of the seller?		X	
Any notices from any governmental or quasi- governmental agency affecting the real property?		X	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		X	
15. Any deed restrictions or other restrictions of record affecting the real property?		X	
16. Any unsatisfied judgments against the seller?		X	
17. Any dispute regarding a right of access to the real property?		X	
18. Any other title conditions which might affect the real property?		X	

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

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Se	ction D - Other Conditions		1	Do not
-		YES	NO	Know
1.	 a. Are the dwelling(s) and the improvements connected to a public water system? 	X		
	b. Is the system operational?	×		
2.	a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?	X		
	b. Is the system operational?	X		
3.	If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?	X		
4.	a. Are the dwelling(s) and the improvements connected to a public sewer system?	X		
	b. Is the system operational?	X		
5.	a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?	X		
	b. Is the system operational?	X		
6.	a. Are the dwelling(s) and the improvements connected to a septic system?	1	×	`
	b. Is the system operational?		X	
7.	Has the main sewer line from the house ever backed up or exhibited slow drainage?		Х	

Section D - Other Conditions	YES	NO	Do not Know
8. a. Is the real property in a flood plain?		X	74.04
b. Is the real property in a floodway?		X	
Is trash removal service provided to the real property? If so, are the trash services public private	X		
10. Have the structures been mitigated for radon? If yes, when?			λ
11. Is the property connected to a natural gas system?		X	
12. Has a pet lived on the property? Type(s)		X	
13. Are there any diseased or dead trees, or shrubs on the real property?		X	
14. Are there any flooding, drainage, or grading problems in connection to the real property?		X	
15. a. Have you made any insurance or manufacturer claims with regard to the real property?	X	1	
b. Were all repairs related to the above claims completed?		X	
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?		X	

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do not know	None / Not Included
1. Servicing of air conditioner				X	
2. Cleaning of fireplace, including	g chimney			*	X
3. Servicing of furnace				X	
Professional inspection of furnace A/C (HVAC) System				X	
5. Servicing of septic system					X

l	ection E - Cleaning / Servicing	YEAR	YES	NO	Do not know	None / Not included
6.	Cleaning of wood-burning stove, including chimney					X
7.	Treatment for wood-destroying insects or rodents					X
8.	Tested well water					\times
9.	Serviced / treated well water					X

Seller's Initials 1/1/1 / EH	Property Address	Buyer's Initials	1
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