

in the city of Burwel

How long has the seller owned the property? 20 year(s)

This disclosure statement concerns the real property located at

If no, has the seller ever occupied the property? (Circle one) YES NO If yes when? From ____

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).

Is seller currently occupying the property? (Circle one) (ES) NO. If yes, how long has the seller occupied the property? (Circle one)

County of

a substitute for any inspection or war NOT a warranty, the purchaser may property. Any agent representing a p any actual or possible sale of the rea	<u>nd</u> by th rranty th rely on rincipal al prope	e seller nat the p the info in the to rty. The	or any a ourchase ormation ransacti inform	agent rep er may wi containe on may p ation pro	nown by the seller on the date on which presenting a principal in the transaction, a sish to obtain. Even though the information ded herein in deciding whether and on who provide a copy of this statement to any ovided in this statement is the representant ract between the seller and purchaser.	nd <u>sho</u> n providuat term ther per	<i>ild NOT</i> ded in the s to pu son in c	be acce his state rchase connect	epted as ement is the real ion with
provision or space for indicating, insert 'more than one item as listed below plea working, one not working, and one not is "3" on the line provided next to the iten comments section in PART III.	'N/A" in t ase put t ncluded, n descrip	he appro he numb put a "1 stion to i	opriate b pered in " in each ndicate t	ox. If age the appro of the "V total numb	nt IN FULL. If any particular item or matter of items is unknown, write "UNK" on the bla priate box. For example – if the home has to Vorking", "Not Working", and "None/Not Incliper of item. You may also provide additional GE AS OF THE DATE THIS DISCLOSURE	ank prov three roo uded" bo I explan	ided. If to om air co exes for ation of	he prope onditione that item any iten	erty has ers, one n, and a n in the
AND SIGNED BY THE SELLER, THE C	ONDITI	ON OF T	HE REA	AL PROP	ERTY IS:	UIAIL	INIERY IX) COM	
PART I – If there is more than one of a Comments section in PART III of this di the property, or will not be included in the	sclosure	stateme	ent, or nu	ımber sep	nt made applies to each and all of such iten parately as provided in the instructions above cluded" column for that item.	ns unles e. If an i	s otherw tem in th	<i>r</i> ise note nis Part i	ed in the is not on
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	X				Electrical service panel capacity AMP Capacity (if known)	J			
2. Clothes Dryer				Х	fuse circuit breakers	1			
3. Clothes Washer				X	2. Ceiling fan(s) (<u>5</u> number)	X		190	
4. Dishwasher	X				3. Garage door opener(s) (number)				X
5. Garbage Disposal	X				4. Garage door remote(s) (number)				X
6. Freezer				X	5. Garage door keypad(s) (number)				X
7. Oven				×	6. Telephone wiring and jacks				X
8. Range	X				Cable TV wiring and jacks Intercom or sound system wiring			X	~
9. Cooktop	_ X			X	Built-in speakers				-
	V				10. Smoke detectors (A number)				
10. Microwave oven	X				11. Fire alarm	X			
11. Built-In vacuum system and equipment				X	12. Carbon Monoxide Alarm (number)	X			
12. Range ventilation systems				X	13. Room ventilation/exhaust fan (X			
13. Gas grill				X	14. 220 volt service	X			
14. Room air conditioner (number)				X	15. Security System Owned Leased				X
15. TV antenna / Satellite dish			. X		16. Have you experienced any problems with the	WVEC	aumiaia ii		
16. Trash compactor			•	X	electrical system or its components? YES NO	comme	nts sectio	ne condition n in PART statemen	Ill of this
Seller's Initials Properties Realty, LLC, 102 E Hwy 20, PO Box 4 Stuart, NE 6	erty Ade	dress _	137	55t	h Are, Burnell	Buyer'	s Initia	ls	_/

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Section C - Heating and Cooling Systems 1. Air purifier	Working	Not Working	Do not Know if working	None / Not included
2. Attic fan				X
3. Whole house fan				X
4. Central air conditioning 2012 year installed (If known)	Х			X
5. Heating system Location Location	X			
6. Fireplace / Fireplace Insert				-
7. Gas log (fireplace)	_			X
8. Gas starter (fireplace)				X
9. Heat pump year installed (if known)		-	\dashv	χ.
10. Humidifier				X
1. Propane Tank year installed (if known) Rent Own				X
2. Wood-burning stove year installed (if known)			_	

Section D - Water Systems		Not	Do not Know is	
1. Hot tub / whirlpool	Working	Working	working	include
2. Plumbing (water supply)	1	 		X
3. Swimming pool	1			
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)	X			
7. Water softener Rent Own				
B. Well system				X
Section E - Sewer Systems				<u>X</u> ,
. Plumbing (vector decis		Not Working	Do not Know if Working	None / Not included
(water drainage)	X			
tunip pump (discharges to				V
. 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.

Section A -Structural Conditions 1. Age of roof (if known)	YES	NO	Do not Know
,(0)	N/A	N/A	11110
2. Does the roof leak?		V	
3. Has the roof leaked?		-	
4. Is there presently damage to the roof?		- ^-	
5. Has there been water intrusion in the basement or crawl space?	X	X	
 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, hall, fire, flood, wood-destroying insects, or rodents? 		Χ	
7. Are there any structural problems with the structures on the real property?		X	
3. Is there presently damage to the chimney?			
Are there any windows which presently leak, or do any insulated windows have any broken seals?		X	

Section A -Structural Conditions 16. Year property was built 1930 (if known)	YES	NO	Do not Know
10. Tear property was built 1930 (if known)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:	-		
- Foundation	*		
- Floor	-		
- Wall	\$		
- Sidewalk	V		
- Patio	~	V	
- Driveway		-X	
- Retaining wall		1	
2. 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 1. Asbestos	YES	NO.	Do not Know
			X
2. Contaminated soll or water (including drinking water)			Y
3. Landfill or buried materials			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
t. Lead-based paint	1	***	X_
. Radon Gas			X
. Toxic materials			X

-	ction B - Environmental Conditions	YES	NO	Do not Know
·.	Underground fuel, chemical or other type of storage tank?		X	
i	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?		χ	
- 4	Hazardous substances, materials or products dentified by the Environmental Protection Agency or its authorized Nebraska Designee excluding ordinary household cleaners)		X	

Seller's Initials	137 S5th Ave Ru			
1 3 . (801033	zipLogix 18070 Fifteen Mile Road, Fraser, Michiga	an 48026 <u>www.zipl.oqix.com</u>	Buyer's Initials	_/

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

Se	ction C - Title Conditions	YES	NO	Do not Know
1.	Any features, such as walls, fences and driveways which are shared?	Х		
2.	Any easements, other than normal utility easements?		X	
3.	Aný encroachments?			X
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	2
11. Is there a common wall or walls?		×	
b. Is there a party wall agreement?		X	
12. Any lawsuits regarding this property during the ownership of the seller?		X	
13. Any notices from any governmental or quasi- governmental agency affecting the real property?		X	
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?		×	
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?

Se	ction D - Other Conditions	YES	NO	Do not Know
1,	 a. Are the dwelling(s) and the improvements connected to a public water system? 	X		
	b. Is the system operational?	14		
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?			
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?	×	3737444444	
	b. Is the system operational?	×		
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?			
6.	a. Are the dwelling(s) and the improvements connected to a septic system?		X	
	b. Is the system operational?			
7.	Has the main sewer line from the house ever backed up or exhibited slow drainage?	X	A. A	

Section D - Other Conditions	YES	NO	Do not Know
8. a. Is the real property in a flood plain?		X	
b. Is the real property in a floodway?			
9. Is trash removal service provided to the real property? If so, are the trash services	X		
10. Have the structures been mitigated for radon? If yes, when?			X
11. Is the property connected to a natural gas syst	em? 🔨	,	
12. Has a pot lived on the property? Type(s) DV(2)	_ X		
Are there any diseased or dead trees, or shrub the real property?	s on	X	
14. Are there any flooding, drainage, or grading problems in connection to the real property?		χ	
15. a. Have you made any insurance or manufactu claims with regard to the real property?	rer X		
b. Were all repairs related to the above claims completed?	×		
16. Are you aware of any problem with the exterior wall-covering of the structure including, but no limited to, siding, synthetic stucco, masonry, cother materials?	ot	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	2022	X			
2.	Cleaning of fireplace, including chimney					Χ
3.	Servicing of furnace	2022	X			
4.	Professional inspection of furnace A/C (HVAC) System				X	
5.	Servicing of septic system				,	X

	ction E - Cleaning / Servicing inditions	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					X
9.	Serviced / treated well water					A

Seller's Initials - Work		37 Soth Ave.		Buyer's Initials	 L.
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PART III - Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number. 1/2017 with attic fan Dlaster and lath ve Moved Floors remnished Front porch re built to nouse Landscapina all bathroom all remodeled driveway - Outside resided and Painted If checked here _____ PART III is continued on a separate page(s) SELLER'S CERTIFICATION Seller hereby certifies that this disclosure statement, which consists of that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which is the date this disclosure pages (including additional comment pages), has been completed by Seller; statement is completed and signed by Seller's Signature Seller's Signature ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into Purchaser's Signature Purchaser's Signature roperty Address 37 S Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 Buyer's Initials /