

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).

| REGOIRES THE SELLER TO COMP | rele ink | SIAIE | INETA 1 | INED, REV | . STAT. 870-2,120). | | | | |
|--|--|--|--|--|--|---|--|---|--|
| How long has the seller owned the pro | operty? | ye | ar(s) | | | | | | |
| | | - | - | _ | now long has the seller occupied the propert | ^ | year | (s) | |
| If no, has the seller ever occupied the | property? | (Circle o | ne) (YE | S NO If | yes when? From <u>1964</u> (year) to <u>197</u> 4 | (year) | | | |
| This disclosure statement concerns the in the city of Student | | | | 26 1 H | OH, N. Union St. ot 4 state of N | Vebraska | and leg | ally desc | cribed a |
| statement is NOT a warranty of any a substitute for any inspection or version NOT a warranty, the purchaser may property. Any agent representing a any actual or possible sale of the representation of any agent, and is Seller please note: you are required provision or space for indicating, inseemore than one item as listed below pworking, one not working, and one not "3" on the line provided next to the it comments section in PART III. SELLER STATES THAT, TO THE BEAND SIGNED BY THE SELLER, THE | kind by the varranty to be principal real properto comple of "N/A" in lease put of included em descripest of the condition of | the seller that the just the info in the terty. The nded to te this did the appropriate number of the number of the number of the seller on of | or any courchas compation ransacte inform be part disclosure opriate I bered in " in each indicate | agent reper may win contained ion may plation proof any column statemer cook. If age the appropriate a | | and shoon provi- that term other peration of does not ank provithree ro- fuded" be all explar | uld NOT ded in the sto purson in a the sell of apply rided. If the open air of coxes for mation of | be accomise state in the state | epted a ement i the rea tion with NOT the re is no erty has ers, one en, and a m in the |
| Comments section in PART III of this the property, or will not be included in | disclosure | stateme | ent, or n | umber sep | t made applies to each and all of such iter parately as provided in the instructions above cluded" column for that item. Section B - Electrical Systems | | | | |
| Section A -Appliances | Working | Not Working | know if working | Not Included | Section B - Electrical Systems | Working | Not Working | know if | Not |
| 1. Refrigerator | X | | | | Electrical service panel capacity AMP Capacity (if known) | ., | | | - |
| 2. Clothes Dryer | | | ļ | X | 2. Ceiling fan(s) (3 number) | X - | <u> </u> | | |
| 3. Clothes Washer | | <u> </u> | ļ | X | 3. Garage door opener(s) (number) | X | <u> </u> | | × |
| 4. Dishwasher | X | <u> </u> | . | | 4. Garage door remote(s) (number) | | <u> </u> | | X |
| 5. Garbage Disposal | | | | X | 5. Garage door keypad(s) (number) | † | | | X |
| 6. Freezer | | | | X | 6. Telephone wiring and Jacks | T X | <u> </u> | <u> </u> | |
| 7. Oven | X | | | | 7. Cable TV wiring and jacks | TX | - | | |
| 8. Range | X | | | | 8. Intercom or sound system wiring | | <u> </u> | | X |
| 9. Cooktop | | • | | X | 9. Bullf-in speakers | | | | X |
| 10. Microwave oven | | <u> </u> | | X | 10. Smoke detectors (number) | | | | X |
| 11. Built-in vacuum system and equipment | | | İ | X | 11. Fire alarm | | | | X |
| 12. Range ventilation systems | | | | X | 42. Carbon Monoxide Alarm (number) | | ļ <u>.</u> | | + ŷ |
| | | | | $\hat{\mathbf{x}}$ | 13. Room ventilation/exhaust fan (number) 14. 220 voit service | | | | <u> </u> |
| | ŀ | | | 1 ^ | , | 1 | 1 | 1 | I X |
| 13. Gas grill 14. Room air conditioner (number) | | | | ļ | 15. Security System Owned Leased | | | | 1 |
| 13. Gas grill | | | | × | Security System Owned Leased Central station monitoring 16. Have you experienced any problems with the | | s, explain t | | X |

| Section C - Heating | and Cooling Systems | Working | Not Working | Do not Know if working | None / Not Included |
|-------------------------------|---|---------|----------------|------------------------------|---------------------------|
| Air purifier | | | | | X |
| 2. Attic fan | | | | | X |
| 3. Whole house fa | n | X | | | |
| 4. Central air cond | itioning stailed (if known) | X | | | |
| Gas | stalled (if known) X. Electric specify | , 🗴 | | | • |
| 6. Fireplace / Firep | lace Insert | | | | X |
| 7. Gas log (fireplac | e) | | [, | | X |
| 8. Gas starter (fire | place) | | | | X |
| 9. Heat pump year In | stalled (if known) | | | | X |
| 10. Humidifier | | | | | X |
| 11. Propane Tank year in Rent | stalled (if known)Own | | | | × |
| 12. Wood-burning s | stove stalled (if known) | | | | × |

| Se | ction D - Water Systems | Working | Not Working | Do not Know if working | None / Not Included |
|----|---|---------|----------------|------------------------------|---------------------------|
| 1, | Hot tub / whiripool | | | | X |
| 2. | Plumbing (water supply) | X | | | |
| 3. | Swimming pool | | | | X |
| 4. | a. Underground sprinkler system | | | | Ų |
| | b. Back-flow prevention system | | | | |
| 5. | Water heater by year installed (if known) | X | | | |
| 6. | Water purifier year Installed (if known) | | | | X |
| 7. | Water softener Rent Own | | | | X |
| 8. | Well system | | | | X |
| Se | ction E - Sewer Systems | Working | Not Working | Do not Know if working | None / Not Included |
| 1. | Plumbing (water drainage) | ス | | | |
| 2. | Sump pump (discharges to) | | | | 入 |
| 3, | Septic System | | | | Х |

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.

| Şe | ction A -Structural Conditions | YES | NO | Do not Know |
|----|---|-----|-----|----------------|
| 1, | Age of roof (if known) year(s) | N/A | N/A | |
| 2. | Does the roof leak? | | X | |
| 3. | Has the roof leaked? | × | | |
| 4. | is there presently damage to the roof? | | X | |
| 5. | Has there been water intrusion in the basement or crawl space? | | • · | × |
| 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, half, fire, flood, wood-destroying insects, or rodents? | * | | |
| 7. | Are there any structural problems with the structures on the real property? | | × | |
| 8. | is there presently damage to the chimney? | | | × |
| 9. | Are there any windows which presently leak, or do any insulated windows have any broken seals? | | × | |

| Section A -Structural Conditions | YES | NO | Do not Know |
|---|-----|--------|----------------|
| 10. Year property was built (if known) | N/A | N/A | |
| Has the property experienced any moving or settling of the following: | | Market | -X- |
| - Foundation | | X | *. |
| - Floor | | X | |
| - Wall | | Χ | |
| - Sidewaik | Χ | | |
| - Patio | | х | |
| - Driveway | | × | |
| - Retaining wall | | χ | |
| 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.

| Se | otlon B - Environmental Conditions | YES | NO | Do not Know |
|----|---|-----|----|----------------|
| 1. | Asbestos | | X | |
| 2, | 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 | ction B - Environmental Conditions | YES | NO | Do not Know |
|----|---|-----|---------|----------------|
| 7. | Underground fuel, chemical or other type of storage tank? | X | old Fue | 1 touk |
| 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) | | | × |

| Seller's Initials ### Property # | Address 2do | Union St | 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? | | X | |
| 2, | Any easements, other than normal utility easements? | | χ | |
| 3. | Any encreachments? | | X | |
| 4, | Any zoning violations, non-conforming uses, or violations of "setback" requirements? | | χ | |
| 5, | Any lot-line disputes? | | × | |
| 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? | | χ | |
| 7. | Any planned road or street expansions, improvements, or widening adjacent to the real property? | | λ | |
| 8. | Any condominium, homeowners', or other type of association which has any authority over the real property? | | χ | |
| 9. | Any private transfer fee obligation upon sale? | | Ιχ | |

| 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? | | × | |
| 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 seiler? | | Х | |
| 13. Any notices from any governmental or quasi- governmental agency affecting the real property? | | Х | |
| Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property? | | Х | |
| 15. Any deed restrictions or other restrictions of record affecting the real property? | | χ | |
| 16. Any unsatisfied judgments against the seller? | | Χ | |
| 17. Any dispute regarding a right of access to the real property? | | X | |
| 18. Any other title conditions which might affect the | | V | |

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

| Se | ction D - Other Conditions | YE\$ | NO | Do not Know |
|----|--|--------|----|----------------|
| 1. | Are the dwelling(s) and the improvements connected to a public water system? | X | | |
| | b. is the system operational? | χ | | |
| 2. | a. Are the dwelling(s) and the Improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system? | | х | |
| | 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.)? | | × | |
| 4. | a. Are the dwelling(s) and the improvements connected to a public sewer system? | χ | | |
| | b. Is the system operational? | χ | | |
| 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? | | χ | |
| 6. | a. Are the dwelling(s) and the Improvements connected to a septic system? | | X | |
| | b. Is the system operational? | | X | |
| 7. | Has the main sewer line from the house ever backed up or exhibited slow drainage? | | X | |

| Sec | tion D - Other Conditions | YES | NO | Do not Know |
|-----|---|-----|-----------|----------------|
| 8, | a, is the real property in a flood plain? | | λ | l |
| | b. Is the real property in a floodway? | | X | |
| 9. | Is trash removal service provided to the real property? If so, are the trash services private | × | | |
| 10. | Have the structures been mitigated for radon? If yes, when? | X | | X |
| 11, | is the property connected to a natural gas system? | | X | |
| 12. | Has a pet lived on the property? Type(s) | | × | į |
| 13. | Are there any diseased or dead trees, or shrubs on the real property? | | Х | |
| 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? | | χ_ | |
| | 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)

| Se | ction E - Cleaning / Servicing | | | | | None / | |
|------------|--|------|-----|----|----------------|-----------------|--|
| Conditions | | YEAR | YES | NO | Do not know | Not Included | |
| 1. | Servicing of air conditioner | | | | X | | |
| 2. | Cleaning of fireplace, including chimney | | | W | MA | X | |
| 3. | Servicing of furnace | | χ | | | | |
| 4. | Professional inspection of furnace A/C (HVAC) System | | х | | | | |
| 5, | Servicing of septic system | | | | | Х | |

| Section E - Cleaning / Servicing Conditions | | 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 | | X | |
| 8. | Tested well water | | | × | | |
| 9. | Serviced / treated well water | | | X | | |

| Seller's Initials W | Property Address | 206 | Union St. | В | uyer's Initials _ | / |
|---------------------|------------------|-----|-----------|---|-------------------|---|
| -,- | | | | | | |

| SELLER'S CERTIFICATION eller hereby certifies that this disclosure statement, which consists of pages (including additional consists of | nment pages), has been completed by Selle ereof, which is the date this disclosure |
|--|---|
| eller's Signature Reginal DAM | Date |
| eller's Signature | Date |
| ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTAND | ING AND CERTIFICATION |
| i/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand a warranty of any kind by the seller or any agent representing any principal in the transaction; understand be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand statement is the representation of the seller and not the representation, of any agent, and is not intended to and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the by me/us relating to the real property described in such disclosure statement. | nderstand that such disclosure statement is stand that such disclosure statement should the information provided in this disclosure to be part of any contract between the selle |
| Purchaser's Signature | Date |
| Purchaser's Signature | Date |
| Tatolizadi di Giritari | |

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