

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).

,	3.1.2	
How long has the seller owned the property? 2.5 year(s)		
Is seller currently occupying the property? (Circle one) YES NO If yes, he	ow long has the seller occupied the property? 2.5 year(s)	
If no, has the seller ever occupied the property? (Circle one) YES NO If	yes when? From 1012 (year) to 1014 (year)	
This disclosure statement concerns the real property located at	1102 West 4	
in the city of, County of	Lincoln , State of Nebraska and legally describ	ed as:
Lots 1 and 2 Block 24 Town Lot Co Addition (Parce)	. #0044515.00)	
This statement is a disclosure of the condition of the real property kn	own by the seller on the date on which this statement is signed.	This
statement is NOT a warranty of any kind by the seller or any agent rep		
a substitute for any inspection or warranty that the purchaser may with		
NOT a warranty, the purchaser may rely on the information containe	d herein in deciding whether and on what terms to purchase the	real

property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this 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.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the numbered in the appropriate box. For example – if the home has three room air conditioners, one

"3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED

working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a

PART I – If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A -Appliances	Working	Not Working	Do not know if working	None / Not included
1. Refrigerator	X			
2. Clothes Dryer				X
3. Clothes Washer				X
4. Dishwasher	X			老
5. Garbage Disposal	X			
6. Freezer				X
7. Oven	X			
8. Range	X			
9. Cooktop	X			
10. Microwave oven	X			
11. Built-In vacuum system and equipment				X
12. Range ventilation systems	X			
13. Gas grill				X
14. Room air conditioner (number)				X
15. TV antenna / Satellite dish				X
16. Trash compactor				X

AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

Section B - Electrical Systems	Working	Not Working	Do not know if working	None / Not included
Electrical service panel capacity AMP Capacity (if known) fuse circuit breakers	X			
2. Ceiling fan(s) (9 number)	7	2		
3. Garage door opener(s) (number)		X		*
4. Garage door remote(s) (O number)				X
5. Garage door keypad(s) (number)		X		
6. Telephone wiring and jacks			X	
7. Cable TV wiring and jacks	X			
8. Intercom or sound system wiring				X
9. Built-In speakers				X
10. Smoke detectors (number)	X			
11. Fire alarm	X			
12. Carbon Monoxide Alarm (number)	X			
13. Room ventilation/exhaust fan (number)	X			
14. 220 volt service			X	
15. Security System Owned Leased Central station monitoring	X			
Have you experienced any problems with the electrical system or its components? YES NO	If YES, explain the condition in the comments section in PART III of this disclosure statement.			

15. TV antenna / Satellite dish	1	1 1	\ \		Centi	ai station	monitoring		/			
15. IV antenna / Satellite dish				16. H	ave you expe	erienced a	ny problems with	n the	If YES	explain th	e conditio	n in the
16. Trash compactor			M	е	V		omponents?			nts section		
			1 1		YES	N	0			disclosure	statemen	t.
/ Nama		1102	West 4									
Seller's Initials	Property Ad	dress Nort	h Platte	, N	6910	1			Buyer's	s Initial	s	1
Great Plains Realty, 511 South Dewey North Platte						Phone: (308))530-1287	Fax:			Gre	g and Danelle
Judy Splitt	Produced with zipl	Form® by zipLogi	x 18070 Fifteen	Mile Road,	Fraser, Michig	gan 48026	www.zipLogix.o	com				

Section C - Heating and Cooling System	<u>s</u> 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 system year installed (if known) Gas Electric Other (specify	, ≺			
6. Fireplace / Fireplace Insert	X			
7. Gas log (fireplace)	X			
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)				X

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

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.

Se	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?	X		
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 1915 (if known)	N/A	N/A	
Has the property experienced any moving or settling of the following:			
- Foundation	X		
- Floor			X
- Wall			X
- Sidewalk			X
- 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	123	1	Rilow
Contaminated soil or water (including drinking water)		V	
3. Landfill or buried materials		X	
4. Lead-based paint		X	
5. Radon Gas		L	
6. Toxic materials		*	

Se	ction B - Environmental Conditions	YES	NO	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)		+	

Seller's Initia	Property Address North Platte , NE 69101 Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com	Buyer's Initials	
•	www.zipLogix.com	Greg a	and Danelle

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?		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?		*	
7.	Any planned road or street expansions, improvements, or widening adjacent to the real property?		×	
8.	Any condominium, homeowners', or other type of association which has any authority over the real property?		*	
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?		1	
11. Is there a common wall or walls?		1	
b. Is there a party wall agreement?		X	
12. Any lawsuits regarding this property during the ownership of the seller?		4	
13. Any notices from any governmental or quasi- governmental agency affecting the real property?		+	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		Y.	
15. Any deed restrictions or other restrictions of record affecting the real property?		4	
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?		1	

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

Se	ection D - Other Conditions			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?	*	NA	
2.	a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?		4	
	b. Is the system operational?	16	NK	
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
4.	a. Are the dwelling(s) and the improvements connected to a public sewer system?	*	AND Y	
	b. Is the system operational?	*	MAN	A
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?			NA
6.	a. Are the dwelling(s) and the improvements connected to a septic system?		*	
	b. Is the system operational?		ZA	
7.	Has the main sewer line from the house ever backed up or exhibited slow drainage?		X	

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?		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?			X
11. Is the property connected to a natural gas system?		1	
12. Has a pet lived on the property? Type(s) Shizun Cachana Hound	×.		
13. Are there any diseased or dead trees, or shrubs on the real property?		+	
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	
b. Were all repairs related to the above claims completed?		M	
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)

	ction E - Cleaning / Servicing				Do not	None /
Co	nditions	YEAR	YES	NO	know	Not Included
1.	Servicing of air conditioner	ASA	X			
2.	Cleaning of fireplace, including chimney	4031	X			
3.	Servicing of furnace	2029	+			
4.	Professional inspection of furnace A/C (HVAC) System			4		
5.	Servicing of septic system					1

	ction E - Cleaning / Servicing enditions	YEAR	YES	NO	Do not know	None / Not Included
6.	Cleaning of wood-burning stove, including chimney					1
7.	Treatment for wood-destroying insects or rodents					X
8.	Tested well water					7
9.	Serviced / treated well water					X

1102 West 4

Property Address North Platte , NE 69101

Buyer's Initials

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0	roa	and	Donalla

PART III - Comments. Please reference comments on items responded to above in PART I or II, with Section letter and ite	m number
Note: Use additional pages if necessary.	m number.
Pt 1, Sec. B, # 2 - There are 9 fans, but & have not worked sin	ce assed the house
#15 - Willing to transfer Security System across	at over to new
on ser	
# 16 - In the basement living room, the west wall	has an outlet
	wring remodile bu
didn't work after remodel	J
Pt 2, Sec. A #1 - As a favor I had a contractor friend tok	a co look at the
roof. He said he would certify it for at	least another 10
years. No official documentation through	TOUS! CANDING IC
#5 - Before we had Epp Foundation some + olar	14 - sleen shoot
Louis Repaired the foundational cracks	Jacos arosu to
remodely + powered concrete to close gaps	San A Las
the basement would set down the ways	Hare book been
The miles could get many . However,	There have been
#Le - The viny siding does have some damage of	\ _
#11 = 1) 11	TO MAIL
	princes ou berrior ou
, , , , , , , , , , , , , , , , , , , ,	tell reported open
#17 - Boss of lives after	k 1 1 1 2
Wind the say one a station.	Chocked down 5
small walls to open the space up (the	walls were not
Sec. B. #8 - Had to remove a tree on NE wher of f	1 /- 1
Sec. 15, 48 - Had to remove a tree on NE winer of to	ront yard
If checked here ART III is continued on a separate page(s)	
SELLER'S CERTIFICATION	
College beautiful that this disclosure statement which are into a	
Seller hereby certifies that this disclosure statement, which consists of pages (including additional comment pages) that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which is	has been completed by Seller;
statement is completed and signed by the Seller.	The date this disclosure
Seller's Signature	Date \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
Greggory Mooney	12/1/2024
Seller's Signature	Date
Dan 如 如	
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CER	TIPLO 4 TION
I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that	
NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such	
not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information	n 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 purchaser; and certify that disclosure statement was delivered to make a representation of any agent, and is not intended to be part of any purchaser; and certify that disclosure statement was delivered to make a representation of any agent.	y 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 dat by me/us relating to the real property described in such disclosure statement.	e of any contract entered into
by more relating to the real property described in such disclosure statement.	
Purchaser's Signature	Date
Purchaser's Signature	Date
	Duto
1102 West 4	
Seller's Initials / /// (Property Address North Platte , NE 69101 Bi	uyer's Initials/
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Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

Scher's Disclosure
(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii)
below):
(i) Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:
 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. (b) Records and reports available to the seller (initial (i) or (ii) below): Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:
(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Purchaser's Acknowledgment
(c) Purchaser has (initial (i) or (ii) below):
(i) received copies of all records and reports pertaining to lead-based
paint and/ or lead-based paint hazards in the housing listed above.
(ii) not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.
(d) Purchaser has received the pamphlet Protect Your Family from Lead in
Your Home (initial).
(e) Purchaser has (initial (i) or (ii) below):
(i) received a 10-day opportunity (or mutually agreed upon period) to
conduct a risk assessment or inspection for the presence of lead-based paint and/or
lead- based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
Agent's Acknowledgment (initial or enter N/A if not applicable) (f) Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. (g) Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. 1

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by:	11/27/2024		
Seller	Date	Purchaser	Date
Greggory Mooney			
Signed by:	12/1/2024		
Seldparf640C745D	Date	Purchaser	Date
Danielle Mooney			
Lane Tidyman-Way	11/27/2024		
Seller's Agent	Date	Purchaser's Agent 1	Date
T	m: 4 22	•	

Judy Splitt/Lanae Tidyman Way

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.