

NEBRASKA REAL ESTATE COMMISSION SELLER 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 prope	operty? <u>s</u> erty? (Cir	22 y	ear(s) (YES) N	NO If yes,	how long has the seller occupied the property	r.52	year(s)	
					If yes, when? From(year) to				
This disclosure statement concerns thin the city of	e real pro	operty lo	cated at	SH County of_	Parry Drive, State of 1	Nebraska	and leg	ally desci	ribed as
is NOT a warranty of any kind by the any inspection or warranty that the purchaser may rely on the informate representing a principal in the transa	e seller o purchase ation con ction ma rovided in	r any ago er may we ntained by provid n this sta	ent repre vish to o herein in e a copy etement	esenting a <u>btain</u> . Even deciding of this statis is the repr	on by the seller on the date on which this star principal in the transaction, and <u>should NO</u> in though the information provided in this star whether and on what terms to purchase tement to any other person in connection we resentation of the seller and NOT the represe	T be acc tatement tate the re with any	epted as t is NOT al prop actual or	a substi a warra erty. An possible	itute for inty, the sy agent e sale o
Seller please note: you are required	to comp	lete this	disclosu	re statem	ent IN FULL. If any particular item or matter	does no	ot apply	and ther	re is no
provision or space for indicating, inse	ert "N/A"	in the a	ppropria	te box. If	age of items is unknown, write "UNK" on the	e blank p	provided.	. If the p	roperty
has more than one item as listed belo	ow pleas	e put the	e numbe	red in the	appropriate box. For example – if the home	has thre	e room a	air condit	tioners,
one working, one not working, and or	ne not in	cluded, p	out a "1"	in each of	the "Working", "Not Working", and "None/N	ot includ	ied box volanatio	es for the	item ir
	the iten	n descrip	tion to ir	ndicate tot	al number of item. You may also provide add	itional e	chiananc	ni Oi aliy	icem n
the comments section in PART III.									
SELLER STATES THAT, TO THE BEST O	F THE SE	LLER'S K	NOWLED	GE AS OF	THE DATE THIS DISCLOSURE STATEMENT IS O	OMPLE	TED AND	SIGNED	BY
THE SELLER, THE CONDITION OF THE	REAL PR	OPERTY	IS:						
PART I — If there is more than one of Comments section in PART III of this of property, or will not be included in the	disclosure	e stateme	ent, or n	umber sep	ent made applies to each and all of such ite arately as provided in the instructions above.	If an ite	m in this	Part is n	not on
of opercy, or will free be missed in an	e sale, u	ieck only	the "No	ne/Not inc	duded" column for that item.				
	Working	Not Working	Do Not Know If Working	None / Not Included	Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None ,
ection A -Appliances		Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity	Working		Know If	None Not
section A - Appliances 1. Refrigerator		Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity AMP Capacity (if known) fuse circuit breakers	Working		Know If	None ,
Section A - Appliances 1. Refrigerator 2. Clothes Dryer		Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity AMP Capacity (if known) fuse circuit breakers, 2. Ceiling fan(s) (number)	Working		Know If	None Not Include
1. Refrigerator 2. Clothes Dryer 3. Clothes Washer		Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse circuit breakers 2. Ceiling fan(s) (number) 3. Garage door opener(s) (number)	Working		Know If	None , Not Include
1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher		Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity AMP Capacity (if known) fuse circuit breakers 2. Ceiling fan(s) (number) 3. Garage door opener(s) (number) 4. Garage door remote(s) (number)	Working		Know If	None Not Include
ection A -Appliances 1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal		Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse	Working		Know If	None Not Include
ection A - Appliances 1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer		Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity AMP Capacity (if known) fuse circuit breakers, 2. Ceiling fan(s) (number) 3. Garage door opener(s) (number) 4. Garage door remote(s) (number) 5. Garage door keypad(s) (number) 6. Telephone wiring and jacks	Working		Know If	None Not Include
ection A -Appliances 1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer 7. Oven		Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse circuit breakers, 2. Ceiling fan(s) (number) 3. Garage door opener(s) (number) 4. Garage door remote(s) (number) 5. Garage door keypad(s) (number) 6. Telephone wiring and jacks 7. Cable TV wiring and jacks	Working		Know If	None Not Include
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ection A - Appliances 1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer 7. Oven 8. Range	Working	Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse circuit breakers, 2. Ceiling fan(s) (number) 3. Garage door opener(s) (number) 4. Garage door remote(s) (number) 5. Garage door keypad(s) (number) 6. Telephone wiring and jacks 7. Cable TV wiring and jacks	Working		Know If	None Not Include
ection A - Appliances 1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer 7. Oven 8. Range 9. Cooktop	Working	Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse	Working		Know If	None Not Include
ection A -Appliances 1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer 7. Oven 8. Range 9. Cooktop 0. Microwave oven	Working	Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse	Working		Know If	None Not Include
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ection A -Appliances 1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer 7. Oven 8. Range 9. Cooktop 0. Microwave oven 1. Built-In vacuum system and equipment 2. Range ventilation systems	Working	Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse circuit breakers 2. Ceiling fan(s) (number) 3. Garage door opener(s) (number) 4. Garage door remote(s) (number) 5. Garage door keypad(s) (number) 6. Telephone wiring and jacks 7. Cable TV wiring and jacks 8. Intercom or sound system wiring 9. Built-In speakers 10. Smoke detectors (number) 11. Fire alarm 12. Carbon Monoxide Alarm (number) 13. Room ventilation/exhaust fan (number) 14. 220 volt service	Working V V		Know If	None Not Include
ection A -Appliances 1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer 7. Oven 8. Range 9. Cooktop .0. Microwave oven 1. Built-In vacuum system and equipment 2. Range ventilation systems 13. Gas grill	Working	Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse	Working V V		Know If	None Not Include
1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer 7. Oven 8. Range 9. Cooktop 10. Microwave oven 11. Built-In vacuum system and equipment 12. Range ventilation systems 13. Gas grill 14. Room air conditioner (number)	Working	Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse	If yes	Working .	Know If Working	None Not Include
1. Refrigerator 2. Clothes Dryer 3. Clothes Washer 4. Dishwasher 5. Garbage Disposal 6. Freezer 7. Oven 8. Range 9. Cooktop 10. Microwave oven 11. Built-In vacuum system and equipment 12. Range ventilation systems 13. Gas grill	Working	Not	Do Not Know If	None / Not	Section B - Electrical Systems 1. Electrical service panel capacity 2. AMP Capacity (if known) fuse circuit breakers 2. Ceiling fan(s) (number) 3. Garage door opener(s) (number) 4. Garage door remote(s) (number) 5. Garage door keypad(s) (number) 6. Telephone wiring and jacks 7. Cable TV wiring and jacks 8. Intercom or sound system wiring 9. Built-In speakers 10. Smoke detectors (number) 11. Fire alarm 12. Carbon Monoxide Alarm (number) 13. Room ventilation/exhaust fan (number) 14. 220 volt service 15. Security System Owned Leased Central station monitoring	If yes	o, explain t	Know If Working	None Not Include

									1/2017
Section C - Heating and Cooling Systems		Not Working	Do Not Know If Working	None / Not Included	Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				V	1. Hot tub / whirlpool		-		
2. Attic fan	V				2. Plumbing (water supply)	1			
3. Whole house fan				- u	3. Swimming pool	V			1/
4. Central air conditioning year installed (if known)	V				4. a. Underground sprinkler system	1	_		
5. Heating system					b. Back-flow prevention system	1			
year installed (if known)GasElectric	ر ا				5. Water heater year installed (if known)	1/			
Other (specify)	V				6. Water purifieryear installed (if known)				
6. Fireplace / Fireplace Insert		<u> </u>			7. Water softener Rent Own				
7. Gas log (fireplace)				V	8. Weli system				
8. Gas starter (fireplace)				1	Section E - Sewer Systems	A CONTRACTOR OF THE CONTRACTOR	Not	Do Not Know If	None / Not
9. Heat pumpyear installed (if known)				V	1. Plumbing (water drainage)	Working	Working	Working	Included
10. Humidifier	V					V		-	L
11. Propane Tank					2. Sump pump (discharges to)				V
year installed (if known)RentOwn				V	3. Septic System				1
12. Wood-burning stoveyear installed (if known)									
PART II - In Sections A, B, C, and D if the an	nswer to ar	ıy item is	"YES", ex	plain the co	ndition in the comments Section in PART III of this	disclosur	e stateme	ent.	
Section A. Structural Conditions - If there i noted in the comment section in PART III o	is more tha	an one of	any item	listed in thi	s Section, the statement made applies to each and	d all of suc	h items u	nless othe	erwise
noted in the comment section in PANT in o	JT UNIS GISCH	DSUTE Star	tement.						
Section A - Structural Conditions	YES	ı	VO	Do Not Know	Section A - Structural Conditions	YES		NO	Do Not Know
1. Age of roof (if known)year(s)	N/A	N	/A		10. Year property was built / 916 (if known)	N/A	N	1/A	
	and					_			

Section 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?	錢	1	
3. Has the roof leaked?	'C		
4. Is there presently damage to the roof?		V	
5. Has there been water intrusion in the basement or crawl space?		V	
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?			
7. Are there any structural problems with the structures on the real property?			
8. Is there presently damage to the chimney?			
Are there any windows which presently leak, or do any insulated windows have any broken seals?		V	

Section A - Structural Conditions	YES	NO	Know
10. Year property was built / lb (if known)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:			
- Foundation		1	
- Fłoor		1/	10000000
- Wall		1	
- Sidewalk			
- Patio			
- Driveway			
- Retaining wall		1	
12. Any room additions or structural changes?			

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		1	
Contaminated soil or water (including drinking water)		V	
3. Landfill or buried materials		V	
4. Lead-based paint		V	
5. Radon gas	V		
6. Toxic materials	*	1	

Section B - Environmental Conditions	YES	NO	Do Not Know
6. Toxic materials		1	100000000000000000000000000000000000000
7. Underground fuel, chemical or other type of storage tank?		1	
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?		V	
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	841	Harry	Drive	Buyer's Initials/
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Section C - Title Conditions	YES	NO	Do Not Know
Any features, such as walls, fences and driveways which are shared?	/	.9	
2. Any easements, other than normal utility easements?			
3. Any encroachments?		V	_
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		V	
5. Any lot-line disputes?		1	
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?		V	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		V	
9. Any private transfer fee obligation upon sale?		1/	

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?		1	
b. Is there a party wall agreement?		1	
12. Any lawsuits regarding this property during the ownership of the seller?		V	
13. Any notices from any governmental or quasi- governmental agency affecting the real property?		1	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		V	
15. Any deed restrictions or other restrictions of record affecting the real property?		V	
16. Any unsatisfied judgments against the seller?		1	
17. Any dispute regarding a right of access to the real property?		1	
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?

Section D - Other Conditions	YES	NO	Do Not Know
a. Are the dwelling(s) and the improvements connected to a public water system?	/		
b. Is the system operational?	1/		
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?		V	
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.)?			
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?	/		
b. Is the system operational?	1		
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?		1/	
b. Is the system operational?			
6. a. Are the dwelling(s) and the improvements connected to a septic system?		1	
b. Is the system operational?		1	
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?		V	

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain?		/	_
b. Is the real property in a floodway?		1	
9. Is trash removal service provided to the real property of so, are the trash services public private			
10. Have the structures been mitigated for radon? If yes, when?	V		
11. Is the property connected to a natural gas system?	1/		
12. Has a pet lived on the property? Type(s)	V		
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?		V	
15. a. Have you made any insurance or manufacturer claims with regard to the real property?		V	
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 not limited to, siding, synthetic stucco, masonry, or other materials?			

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	2017				
2. Cleaning of fireplace, including chimney	-2000	/			
3. Servicing of furnace	2017				
4. Professional inspection of furnace A/C (HVAC) System	2017	~			
5. Servicing of septic system			1	1	1

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

Seller's Initials/	Property Address	841 Parry Drive	_ Buyer's Initials/
Seller's Initials/	Property Address_	591 Fairy 1116	_ buyer s mitials

Note: Use additio	nal pages if necess	54610794.5.0459					~
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checked here _	PART III is co	ontinued on a separate pa	age(s)				
			SELLER'S CERTIFICA	ATION			
*** # # 1			/		1 mont nago	-) backgon o	and tod by Sallar
hat Seller has co	tifies that this discl mpleted this disclo pleted and signed	losure statement, which co osure statement to the be- by the Seller.	onsists of pages st of Seller's belief and	l knowledge as the d	late hereof, which	s), has been c h is the date t	his disclosure
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eller's Signature	Suchar	JCP Stakly				Date	-31-11
aller's Signature	A E	Stable			THE STREET WASHINGTON BY THE STREET	Date <u>3</u> -	31-17
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		DGEMENT OF RECEIPT OF					
/We acknowled	ge receipt of a pho	otocopy of the above Selle	er Property Condition	Disclosure Statemer	nt; understand th	at such disclo	osure statement is
NOT a warranty o	of any kind by the	seller or any agent repres	enting any principal in	the transaction; un	derstand that su	ch disclosure	statement should
ot be accepted	as a substitute for	any inspection or warrar	nty that I/we may wis	h to obtain; underst	tand the intorma	tion provided	in this disclosure
tatement is the	representation of t	the seller and not the repr	resentation of any age	nt, and is not intend	ed to be part or o	o date of any	contract entered
		closure statement was del		y/our agent on or b	elore are enecu	e udie or arr	Contract cheered
nto by me/us rei	ating to the real pi	roperty described in such	disclosure statement.	80			
ourchaser's Signa	iture					Date	
Sundana da Ciana	-t					Date	
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