

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

## 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) (YES) NO. If yes, how long has the seller occupied the property? \_\_\_\_\_\_ year(s)

If no, has the seller ever occupied the property? (Circle one) YES NO If yes when? From \_\_\_\_\_ (year) to \_\_\_\_\_ (year)

This disclosure statement concerns the in the city ofBertrand	real prop	perty loc	ated at	308	Unio	<u> </u>			Ctot	o of N	lahraak	n and lac	ally don	cribed as
in the city of <u>Bertrand</u> Bertrand Keopples	1st	bbα	i + i oı	n PTE	Lps Lot	1 R	2	Dho	, olai		uun + s	rano leg	jany ues D	annen as
Del orana Meoppies	1.0.1/	Auu.		<u> </u>				PHE	Ths		unc	/ ,	Ľ	
This statement is a disclosure of the statement is NOT a warranty of any ka a substitute for any inspection or wa NOT a warranty, the purchaser may property. Any agent representing a pany actual or possible sale of the rerepresentation of any agent, and is N	tind by the tranty to rely on principal ral prope	ne selle h <u>at the l</u> the info in the t erty. The	r or any <u>purchas</u> ormation ransact e inform	agent rep er may w o contain ion may p ation pro	oresentin vish to ob ed hereir orovide a ovided in	g a prin <u>tain</u> . Ev in dec copy o this sta	cipal in en tho iding v f this s temen	n the tra ough the whether statement it is the	insact informand of and of nt to a repre	ion, a matio on wh any of senta	nd <u>sho</u> n provi nat tern ther per	uld NO] ded in t ns to pu son in	r <u>be acc</u> his state irchase connect	epted as ement is the real ion with
Seller please note: you are required to 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.  SELLER STATES THAT, TO THE BES	complei "N/A" in ase put t included, n descrip	te this d the appr he numl put a "1 otion to i	isclosure opriate t bered in t" in eac indicate	e statemer box. If age the appro h of the "V total numl	nt IN FUL of items opriate bo Working", ber of iter	L, If any is unkno x. For ex "Not Wo n, You r	partico wn, wr cample rking", nay als	cular iter rite "UNi and "No so provi	m or m K" on to home home/No de add	atter he bla has t t Incli	ink prov hree roo ided" bo I explan	ided. If tom air of oxes for ation of	he prope onditione that iten any iten	erty has ers, one n, and a n in the
AND SIGNED BY THE SELLER, THE	CONDITI	ON OF	THE REA	AL PROP	ERTY IS:									
PART I – If there is more than one of Comments section in PART III of this d the property, or will not be included in th	isclosure	stateme	ent, or ni	ımber sep	parately a	s provide	ed in th	ne instru						
Section A - Appliances	Working	Not Working	Do not know if working	None / Not included	Section	B - Electr	ical Syst	tem <u>s</u>			Working	Not Working	Do not know if working	None / Not included
1. Refrigerator	<u> </u>			×	1, Ele			el capacity						
2. Clothes Dryer				X		fuse	X	y (if know circuit br	eakers	_	Χ			
3. Clothes Washer				X		ing fan(s)		numbe			Χ			
4. Dishwasher			X					(		<u> </u>				X
5. Garbage Disposal		Χ			-	age door i			_ numb numb					X
6. Freezer				X		phone wir			_ '''	e1 /			V	
7. Oven				X		le TV wirir							$\frac{\lambda}{\lambda}$	
8. Range				Χ	8. Inte	rcom or se	ound sys	stem wirin	g		<del></del>			X
9. Cooktop				χ	9. Buit	t-In speak	ers							X
16. Microwave oven				Ý	10. Sm	oke detect	ors	(_5_	_ numb	er }	Х			
11. Built-in vacuum system and equipment				×	11, Fire	alarm bon Mono	dda Alar	rm (   1	ทยทย		\ Jr			X
12. Range ventilation systems	X							ustfan ( <u>.</u>		<u> </u>	$\frac{X}{V}$			
13. Gas grill				$\overline{\mathbf{v}}$		volt servic					$\hat{\chi}$			
14. Room air conditioner ( number)				$\stackrel{\wedge}{\times}$	15. Sec		:d	Leased						X
15. TV antenna / Satellite dish				X		е уои ехр	rienced	any probl	ems witl	n the			e conditlo	
16, Trash compactor				X	elec	trical syst		NO NO	ents?				in PART statement	
					n, B			08)785-209. 6 yww.z	sipLogix.e	Fax:	Buyer's	s Initial	s	_1

Se	ction 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
4.	Central air conditioning year installed (if known)	Χ			
5.	Heating system   year installed (if known)   Gas   Electric   Other (specify   )	X			
6.	Fireplace / Fireplace Insert				X
7.	Gas log (fireplace)				X
8,	Gas starter (fireplace)				X
9.	Heat pump year installed (if known)				X
10.	Humidifier				X
11.	Propane Tankyear installed (if known)RentOwn				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
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)				X
7. Water softener Rent X Own			X	
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				X

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	ction A -Structural Conditions	VEO		Do not
⊢		YES	NO	Know
1.	Age of roof (if known) year(s)	N/A	N/A	L_X
2.	Daes the roof leak?		X	
3.	Has the roof leaked?	X		
4.	Is there presently damage to the roof?	/ .	100	LX
5.	Has there been water intrusion in the basement or crawl space?		vy	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?	TO THE PROPERTY OF THE PROPERT		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 teak, or do any insulated windows have any broken seals?			Χ

Section A -Structural Conditions	YES	МО	Do πot Know
10. Year property was built (if known)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:	*		
- Foundation			X
- Floor			X
- Wall			X
- Sidewalk			Χ
- Patio			X
- Driveway			X
- Retaining wall			X
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 nat Know
1. Asbestos			X
Contaminated soll or water (including drinking water)			χ
3. Landfill or buried materials			X
4. Lead-based paint			X
5. Radon Gas			χ
6. Toxic materials			χ

<u>Se</u>	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?		Χ	
9.	Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		χ	

Seller's Initia	als 🕖	Œ.
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**Property Address** 

308 Union, Bertrand, NE 68927

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## 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?		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?		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?		Х	
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	
13. 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?

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?	X		
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?		X	
	b. Is the system operational?		X	
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 syste	em?		
12. Has a pet lived on the property?  Type(s) 1095 Cat5	_ X		
Are there any diseased or dead trees, or shrubs the real property?	s on		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 manufactur claims with regard to the real property?	er	X	
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, slding, synthetic stucco, masonry, or other materials?	t	/ \	X

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

	ction E - Cleaning / Servicing anditions	YEAR	YES	NO	Do not know	None / Not Included
1.	Servicing of air conditioner				Χ	
2.	Cleaning of fireplace, including chimney	2021	Χ			
3.	Servicing of furnace				X	
4.	Professional Inspection of furnace A/C (HVAC) System				X	
5.	Servicing of septic system				χ	

Se	ction E - Cleaning / Servicing					None /
Co	nditions	YEAR	YES	NO	Do not know	Not Included
6.	Cleaning of wood-burning stove, including chimney	202	X			
7.	Treatment for wood-destroying insects or rodents			X		
8.	Tested well water			Χ		
9.	Serviced / treated well water			Χ		

Seller's Initials
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Property Address

308 Union, Bertrand, NE 68927 Buyer's Initials \_\_\_\_/\_

Note: Use additional pages if necessary.  Section A-Structural Canditions augmented 3. Has	
Section A-Structural Conditions question 3. Has after the word burning stove was installed it the First rain but the leaking area was fixed	leaved a little bit deving
The state of the s	The fact that
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 pages (including additional that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the dat statement is completed and signed by the Seller.	
Seller's Signature Calch Just	Date 3-7-2621
Seller's Signature Rule Jucob	Date 3-7-2021  Date 3-7-202
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTAN	NDING AND CERTIFICATION
I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement, NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; und not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understa statement is the representation of the seller and not the representation of any agent, and is not intended and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before by me/us relating to the real property described in such disclosure statement.	derstand that such disclosure statement should and the information provided in this disclosure d to be part of any contract between the seller
Purchaser's Signature	Date
Purchaser's Signature	Date
Seller's Initials I Property Address 308 Union, Bertrand, Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www	NE 68925 pyer's Initials/