



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. 79-2,123).

How long has the seller owned the property? 15 year(s)
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, how long has the seller occupied the property? _____ year(s)

This disclosure statement concerns the real property located at 304 N Oxford Ave State of Nebraska and legally described as:
is in the city of Elwood, County of Cassper.
0 7 22 S 1/2 Lot 3, Bellamy Subdivision of Northside Addition, Elwood Village, SD Lot, Elwood, Nebraska.

This statement is a disclosure of the condition of the real property known 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 representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained 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 item is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the number in the appropriate box. For example - if the home has three (3) air conditioners, one working, one not working, and one not included, put a "3" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "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 AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

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 indicated 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.

Seller's Description	Working	Not Working	Do not know if working	Resp / Not Included	Seller's Electrical Systems				
					Working	Not Working	Do not know if working	Resp / Not Included	
1. Dishwasher	X				1. Electrical service panel capacity AMP Capacity (if known) _____ Amps _____ circuit breakers	X			
2. Clothes Dryer	X				2. Utility service (_____ number)	X			
3. Clothes Washer	X				3. Garage door opener(s) (_____ number)	X			
4. Dishwasher	X				4. Garage door opener(s) (_____ number)	X			
5. Airbags (passenger)	X				5. Garage door opener(s) (_____ number)	X			
6. Freezer	X				6. Telephone wiring and jacks	X			
7. Oven	X				7. Cable TV wiring and jacks	X			
8. Range	X				8. Internet or sound system wiring	X			
9. Stove/Top	X				9. Satellite speakers	X			
10. Microwave oven	X				10. Smoke detector (_____ number)	X			
11. Built-in vacuum system and equipment				X	11. Fire alarm				X
12. Range installation systems				X	12. Carbon Monoxide Alarm (_____ number)				X
13. Gas grill				X	13. Alarm system (wired/wireless) (_____ number)				X
14. Range or installation (_____ number)				X	14. 2nd water pipe	X			
15. TV antenna (satellite dish)	X				15. Security system _____ brand _____ level _____ brand _____ level				X
16. Trash compactor				X	16. Have you experienced any problems with the electrical system or its components? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				X

Seller's Initials WCS Buyer's Initials WCS Property Address 304 N Oxford, Elwood NE 68037
Buyer's Name WCS Date 1/20/17 Doc # 68037-17-001
License # 0000000000 Commission with Exp. Date 12/31/17 Phone # 402-233-2071 Fax # 402-233-2071

Section C - Heating and Cooling Systems	Working	Not Working	Has not been working	None / Not Included
1. Air purifier				
2. Air conditioning				
3. Whole house fan				
4. Control air conditioning year installed (if known)				
5. Heating system year installed (if known)				
Gas				
Oil				
Electric				
6. Fireplace / fireplace insert				
7. Gas log (fireplace)				
8. Gas stoves (ranges)				
9. Heat pump year installed (if known)				
10. Humidifier				
11. Propane tank year installed (if known)				
Radon				
Day				
12. Wood-burning stove year installed (if known)				

Section D - Water Systems	Working	Not Working	Has not been working	None / Not Included
1. Hot tub / hot tub				
2. Plumbing (water supply)				
3. Sump pump				
4. a. Underground sprinkler system				
b. Back-flow prevention system				
5. Water heater year installed (if known)				
6. Water pump year installed (if known)				
7. Whole house water filter				
8. Well 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, this statement made applies to each unit of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Section A - Structural Conditions	YES	NO	Do not know
1. Age of roof (if known) <u>22</u> year(s)	N/A	N/A	
2. Does the roof leak?			
3. Has the roof rotted?			
4. Is there potential damage to the roof?			
5. Has there been water intrusion in the basement or crawlspace?			
6. Has there been any damage to the roof property or any of the structures (damage due to the following circumstances: hurricanes, wind, hail, ice, rain, snow, ice-freezing, insects, or rodents)?			
7. Are there any structural problems with the structure on the real property?			
8. Is there presently damage to the chimney?			
9. Are there any windows which presently leak, or are any installed windows have any broken seals?			

Section A - Structural Conditions	YES	NO	Do not know
10. Were property ever built (if known)	N/A	N/A	
11. Has the property experienced any moving or settling in the following:			
- Foundation			
- Floor			
- Wall			
- Chimney			
- Patio			
- Driveway			
- Retaining wall			
12. Any recent conditions or substantial 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			
2. Contaminated soil or water (including drinking water)			
3. Lead or lead-based paint			
4. Radon gas			
5. Lead-based paint			
6. Toxic materials			

Section B - Environmental Conditions	YES	NO	Do not know
7. Underflow of fuel, oil, or other type of storage tank?			
8. Have you ever notified by the National Fire Center Authority in the last 3 years of the presence of hazardous materials released by Nebraska law (N.A.S. Chs 26, Ch. 28) on the property?			
9. Hazardous substances, materials, or products identified by the Environmental Protection Agency or its authorized Nebraska delegates (including ordinary household chemicals)			

Buyer's Initials: _____
 Property Address: 304 N Oxford Ave, Elwood, NE
 Produced with the help of: 15075 24th Mile Road, Omaha, NE 68134

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

Section C - Title Conditions	YES	NO	Do not know
1. Any easements, such as water, fences and driveways which are shared?		<input checked="" type="checkbox"/>	
2. Any easements, other than shared utility easements?		<input checked="" type="checkbox"/>	
3. Any encroachments?		<input checked="" type="checkbox"/>	
4. Any zoning violations, non-conforming uses, or violations of "neighbor" requirements?		<input checked="" type="checkbox"/>	
5. Any lot-line disputes?		<input checked="" type="checkbox"/>	
6. Have you been notified, or are you aware of, any work (excavated or to be performed) on a utility or municipality owned to the real property including, but not limited to, sidewalks, streets, sewers, water, power, or gas lines?		<input checked="" type="checkbox"/>	
7. Any planned road or street expansion, improvement, or widening adjacent to the real property?		<input checked="" type="checkbox"/>	
8. Any additional liens, liens, mortgages, or other type of encumbrance which has not been fully paid or satisfied?		<input checked="" type="checkbox"/>	
9. Any pending transfer for subdivision upon sale?		<input checked="" type="checkbox"/>	

Section C - Title Conditions	YES	NO	Do not know
10. Does ownership of the property include the owner of any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?		<input checked="" type="checkbox"/>	
11. Is there a common wall or yard?		<input checked="" type="checkbox"/>	
12. Are there a party wall agreements?		<input checked="" type="checkbox"/>	
13. Any notices from any governmental or quasi-governmental agency relating to the real property?		<input checked="" type="checkbox"/>	
14. Any unpaid fees or claims of others for labor under recorded instruments in or for the real property?		<input checked="" type="checkbox"/>	
15. Any deed restrictions or other restrictions of record affecting the real property?		<input checked="" type="checkbox"/>	
16. Any unperfected mortgages against the seller?		<input checked="" type="checkbox"/>	
17. Any disputes regarding a right of access to the real property?		<input checked="" type="checkbox"/>	
18. Any other title conditions which might affect the real property?		<input checked="" type="checkbox"/>	

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
1. a. Are the sewer(s) and the improvements connected to a public sewer system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>		
2. a. Are the sewer(s) and the improvements connected to a public, community (non-potable), or Sanitary Improvement District (SID) water system?		<input checked="" type="checkbox"/>	
b. Is the system operational?		<input checked="" type="checkbox"/>	
3. a. Are the sewer(s) and the improvements connected to a private, community (non-potable) or SID water system to have adequate water supply for regular household use (i.e. shower, laundry, etc.)?		<input checked="" type="checkbox"/>	
b. Is the system operational?		<input checked="" type="checkbox"/>	
4. a. Are the sewer(s) and the improvements connected to a public water system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>		
5. a. Are the sewer(s) and the improvements connected to a community (non-potable) or SID water system?		<input checked="" type="checkbox"/>	
b. Is the system operational?		<input checked="" type="checkbox"/>	
6. a. Are the sewer(s) and the improvements connected to a public system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>		
7. Has the water ever flowed from the house over the back or exhibited slow drainage?		<input checked="" type="checkbox"/>	

Section D - Other Conditions	YES	NO	Do not know
8. a. Is the real property in a flood plain?		<input checked="" type="checkbox"/>	
b. Is the real property in a floodway?		<input checked="" type="checkbox"/>	
9. Is the real property in a hazardous waste area? If so, are the hazardous wastes properly managed?	<input checked="" type="checkbox"/>		
10. Have the asbestos been abated for radon? If yes, when?		<input checked="" type="checkbox"/>	
11. Is the property connected to a natural gas system?		<input checked="" type="checkbox"/>	
12. Has a rad test on the radon(s)?		<input checked="" type="checkbox"/>	
13. Are there any easements or deed liens, or encumbrances on the real property?		<input checked="" type="checkbox"/>	
14. Are there any flooding, drainage, or grading problems, in connection to the real property?		<input checked="" type="checkbox"/>	
15. a. Have you received any inspection or manufacturer notices with regard to the real property?		<input checked="" type="checkbox"/>	
b. Have all repairs related to the above notices completed?		<input checked="" type="checkbox"/>	
16. Are you aware of any problem with the water or well covering of the structure including, but not limited to, leaking, overflowing, staining, or other materials?		<input checked="" type="checkbox"/>	

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		<input checked="" type="checkbox"/>			
2. Cleaning of furnace, including chimney		<input checked="" type="checkbox"/>			
3. Servicing of furnace		<input checked="" type="checkbox"/>			
4. Professional inspection of ductwork A/C (HVAC) system		<input checked="" type="checkbox"/>			
5. Servicing of heating system		<input checked="" type="checkbox"/>			

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do not know	None / Not included
6. Cleaning of wood-burning stove, including chimney				<input checked="" type="checkbox"/>	
7. Treatment for wood-damaging insects or rodents				<input checked="" type="checkbox"/>	
8. Treated well water				<input checked="" type="checkbox"/>	
9. Acidified / treated well water				<input checked="" type="checkbox"/>	

Seller's initials: Property Address: 304 N Oxford Ave, NE 68437 Buyer's initials:

PART III - Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number.
Note: Use additional pages if necessary.

[Lined area for comments]

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 comment pages), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge on the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature: [Signature] POA Date: 4/10/2012

Seller's Signature _____ Date _____

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 they 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 by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature _____ Date _____

Purchaser's Signature _____ Date _____

Seller's Initials: [Signature] Property Address: 304 N Oxford, Elwood, NE Buyer's Initials: [Signature]