

Existing Home Disclosure Acknowledgement

Please confirm the following:

1. That you are buying a pre-owned home. It is not in new condition. You should not expect it to be perfect.
2. It is recommended that you obtain a general home inspection from a qualified inspector to determine the integrity and external components of the dwelling. All the inspections should be completed within 10 days after the final acceptance (or per stated in the purchase agreement)
3. That if you have specific concerns about the property such as, but not limited to: the condition of the roof or basement, furnace or air conditioning, plumbing or electrical service, structural integrity, the lot size or the location of boundaries, whether the home is on a well water system, or whether it has a septic or sewer system; we urge you to obtain an inspection by a qualified professional trained in your specific area of concern.
4. We can not guarantee that a child will attend a certain school in the school district or which schools children would attend. If zoning or future zoning or whether there are any potential code violations are important factors in your decision to purchase the property, you are urged to verify this yourself, as any information you receive may not be accurate.
5. Information on the Sellers Property Disclosure form has not been verified. If any items on said disclosure are concerns, you should seek professional advice. A home warranty or CAP Program is something you may look into and is available for you to purchase.
6. That upon your walk-through inspection prior to closing, you determine non-compliance of the working condition of the heating, air conditioning, water heater, sewer, plumbing, electrical systems, or any built-in appliances, you should either:
 - a. ensure repairs are made prior to closing
 - b. request sufficient funds to be withheld from the seller to assure compliance.

or

 - c. Not close until satisfactory written agreement is reached

REALTORS® can not be liable for defects and malfunctions in the property.

I have read and understand the above and acknowledge receiving copy of the same.

_____	_____
Buyer	Date
_____	_____
Buyer	Date
_____	_____
Seller <i>Kendall Smith</i>	Date <i>7-11-17</i>
_____	_____
Seller	Date

Brell Realty Auction

CHECKLIST FOR CLOSING REQUIREMENTS:

Please Choose a Business or Write in Your Preference for Each of the following if it is your desire to have an inspection in that area.

PLUMBING INSPECTION

Anderson Bros, Holdrege	308-995-4481	_____	_____
Jones Plumbing	308-324-3333	_____	_____
Linden's Plumbing	308-324-4929	_____	_____
Cozad Service, Inc.	308-784-3477	_____	_____
Lammels-Arapahoe	308-926-7710	_____	_____
Advantage Plumbing	308-325-3038	_____	_____
Area Services, Overton	308-325-1753	_____	_____
Kirby Plumbing	308-325-0517	_____	_____
River Valley Services	308-697-4815	_____	_____

Seller Buyer

MOLD INSPECTION

ServiceMaster	308-324-3072	_____	_____
Cozad Carpet Cleaning	308-784-3708	_____	_____
Jelco	308-746-1401	_____	_____
Integrity Home Inspection	308-627-5471	_____	_____

Seller Buyer

HOME INSPECTION

Integrity Home Inspection	308-627-5471	_____	_____
B & L Construction	308-539-1237	_____	_____
Witt Construction	308-345-4464	_____	_____
Wayne Lammel	308-962-7881	_____	_____
Walt Fick	308-440-4157	_____	_____

TITLE INSURANCE

Todd Wilson PC	308-785-2320	_____	_____
Phelps Title Company	308-995-4622	_____	_____
H.O. Smith	308-324-2216	_____	_____
Heldt & McKeone	308-324-5151	_____	_____
Hart, Dawson & Sudbeck	308-784-4580	_____	_____

ROOF/STRUCTURAL

Mike Blivens	308-746-4235	_____	_____
Roof Pros	308-708-0850	_____	_____
T.L. Sund	308-324-6286	_____	_____
Peaque Roofing	308-320-1408	_____	_____
Glurs, Oxford	308-991-7795	_____	_____

ELECTRICAL INSPECTION

Bill Nott	308-962-7428	_____	_____
Fagot Electric	308-324-4018	_____	_____
Colin Hinds	308-324-7331	_____	_____
Kratzer Electric	308-324-6145	_____	_____
Primary Electric	308-324-2418	_____	_____
S&S Electric-Arapahoe	308-962-7410	_____	_____
Cozad Services	308-784-3477	_____	_____
Mike's Electric	308-784-4392	_____	_____
Martin Electric	308-324-4241	_____	_____
Shane Area	308-325-7490	_____	_____
Moonlight Electric Davy Schutz	308-325-5479	_____	_____

HEATING & AIR

River Valley Services	308-697-4815	_____	_____
Fagot Electric	308-324-4018	_____	_____
Dawson Co. Climate Control	308-784-5217	_____	_____
Primary Electric	308-324-2418	_____	_____
Anderson Bros, Holdrege	308-995-4481	_____	_____
Cozad Services	308-784-3477	_____	_____
Lammel's, Arapahoe	308-962-7710	_____	_____

OTHER

CIS Edaphic (Radon)	308-325-5455	_____	_____
Radon-Integrity Home Insp	308-627-5471	_____	_____
DHHA Well & Septic	308-535-8134	_____	_____
Kirk's Trenching	308-325-0123	_____	_____
Walking A Survey	308-876-2101	_____	_____
Miller & Associates	308-995-6677	_____	_____

TERMITE INSPECTION

Environmental Pest Control	308-325-2833	_____	_____
Dawson Pest Control-	308-325-5602	_____	_____
D&L Pest Control-McCook	308-345-2249	_____	_____
Brico Pest Control-Indianola	308-655-0197	_____	_____
Reliable Pest Control-Holdrege	308-995-6773	_____	_____

Seller's Signature Kendall D Smith Date 7-11-17

Buyer's Signature _____ Date _____

Seller's Signature _____ Date _____

Buyer's Signature _____ Date _____

Seller's Insurance Company Farmer's Mutual

Buyer's Insurance Company _____



**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).

How long has the seller owned the property? 6 year(s)
 Is seller currently occupying the property? (Circle one) YES | NO If yes, how long has the seller occupied the property? 6 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 real property located at 103 W Rochelle
 in the city of Elwood, County of Gosper, State of Nebraska and legally described as:
Lot 7, Wheatfield Addition, Elwood Village 1 Lot, Elwood, Gosper County,
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 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 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 "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 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				✓
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)				
15. TV antenna / Satellite dish				
16. Trash compactor				✓

Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Electrical service panel capacity ____ AMP Capacity (if known) ____ fuse <u>✓</u> circuit breakers	✓			
2. Ceiling fan(s) (<u>5</u> number)	✓			
3. Garage door opener(s) (<u>1</u> number)	✓			
4. Garage door remote(s) (<u>2</u> number)	✓			
5. Garage door keypad(s) (<u>1</u> 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 (<u>7</u> number)	✓			
11. Fire alarm				
12. Carbon Monoxide Alarm (____ number)				✓
13. Room ventilation/exhaust fan (<u>2</u> number)	✓			
14. 220 volt service				
15. Security System ____ Owned ____ Leased ____ Central station monitoring				✓
16. Have you experienced any problems with the electrical system or its components? ____ YES <u>✓</u> NO				If YES, explain the condition in the comments section in PART III of this disclosure statement.

Seller's Initials KS/ Property Address 103 W Rochelle, Elwood NE Buyer's Initials /

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				
2. Attic fan				
3. Whole house fan				
4. Central air conditioning _____ year installed (if known)	✓			
5. Heating system _____ year installed (if known) _____ Gas _____ Electric _____ Other (specify _____)	✓			
6. Fireplace / Fireplace Insert				✓
7. Gas log (fireplace)				✓
8. Gas starter (fireplace)				✓
9. Heat pump _____ year installed (if known)	✓			
10. Humidifier				
11. Propane Tank _____ year installed (if known) _____ Rent _____ Own				✓
12. Wood-burning stove _____ year installed (if known)				✓

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool				✓
2. Plumbing (water supply)	✓			
3. Swimming pool				✓
4. a. Underground sprinkler system	✓			
b. Back-flow prevention system				
5. Water heater _____ year installed (if known)	✓			
6. Water purifier _____ year installed (if known)				✓
7. Water softener _____ Rent _____ Own				✓
8. Well system				✓
Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	✓			
2. Sump pump (discharges to <u>sewer system</u>)	✓			
3. Septic 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, 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.

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?		✓	
3. Has the roof leaked?		✓	
4. Is there presently damage to the roof?		✓	
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, hail, fire, flood, wood-destroying insects, or rodents?		✓	
7. Are there any structural problems with the structures on the real property?		✓	NO
8. Is there presently damage to the chimney?		✓	NO
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	✓
11. Has the property experienced any moving or settling of the following:	_____	_____	_____
- Foundation		✓	
- Floor		✓	
- Wall		✓	
- Sidewalk		✓	
- Patio		✓	
- Driveway		✓	
- Retaining wall		✓	
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		✓	
2. Contaminated soil or water (including drinking water)		✓	
3. Landfill or buried materials		✓	
4. Lead-based paint		✓	
5. Radon gas		✓	
6. Toxic materials		✓	

Section B - Environmental Conditions	YES	NO	Do Not Know
7. Underground fuel, chemical or other type of storage tank?		✓	
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?		✓	
9. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		✓	

Seller's Initials K.S. / _____ Property Address 103 W Rochelle, Elwood NE Buyer's Initials _____ / _____

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 features, such as walls, fences and driveways which are shared?		✓	
2. Any easements, other than normal utility easements?		✓	
3. Any encroachments?		✓	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?			✓
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?		✓	
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?		✓	

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?		✓	
b. Is there a party wall agreement?		✓	
12. Any lawsuits regarding this property during the ownership of the seller?		✓	
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?		✓	
15. Any deed restrictions or other restrictions of record affecting the real property?		✓	
16. Any unsatisfied judgments against the seller?		✓	
17. Any dispute regarding a right of access to the real property?		✓	
18. Any other title conditions which might affect the real property?		✓	

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 dwelling(s) and the improvements connected to a public water system?	✓		
b. Is the system operational?	✓		
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?		✓	
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?	✓		
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?		✓	
b. Is the system operational?			
6. a. Are the dwelling(s) and the improvements connected to a septic system?		✓	
b. Is the system operational?		✓	
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?		✓	

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?		✓	
9. Is trash removal service provided to the real property? If so, are the trash services _____ public ✓ private	✓		
10. Have the structures been mitigated for radon? If yes, when? ____/____/____		✓	
11. Is the property connected to a natural gas system?		✓	
12. Has a pet lived on the property? Type(s) <u>Dog</u>	✓		
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?		✓	
15. a. Have you made any insurance or manufacturer claims with regard to the real property?		✓	
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		✓			
2. Cleaning of fireplace, including chimney					✓
3. Servicing of furnace		✓			
4. Professional inspection of furnace A/C (HVAC) System			✓		
5. Servicing of septic system			✓		

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					✓
8. Tested well water					✓
9. Serviced / treated well water					✓

Seller's Initials K.S. / _____ Property Address 103 Rochelle, Elwood NE 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.

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 as the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature Kendall Smith Date 7-11-17

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 I/we 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 _____