



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).

How long has the seller owned the property? 2 1/2 year(s)
Is seller currently occupying the property? (Circle one) YES NO. If yes, how long has the seller occupied the property? 2 1/2 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 207 N Kuhlman St
in the city of Spencer, County of Boyd, State of Nebraska and legally described as:
BLOCK: 4 LOTS: 1,2,3,18,19,20 SPENCER VILLAGE (KUHLMAN'S 2ND ADDITION) (partial legal from Boyd Co assessor)
parcel #100121300

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	RJA			
2. Clothes Dryer	RJA			
3. Clothes Washer	RJA			
4. Dishwasher	RJA			
5. Garbage Disposal	RJA			
6. Freezer				RJA
7. Oven	RJA			
8. Range	RJA			
9. Cooktop				RJA
10. Microwave oven	RJA			
11. Built-in vacuum system and equipment				RJA
12. Range ventilation systems	RJA			
13. Gas grill				RJA
14. Room air conditioner (____ number)				RJA
15. TV antenna / Satellite dish			RJA	
16. Trash compactor				RJA

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>X</u> circuit breakers	RJA			
2. Ceiling fan(s) (<u>1</u> number)	RJA			
3. Garage door opener(s) (<u>4</u> number)	RJA			
4. Garage door remote(s) (<u>4</u> number)	RJA			
5. Garage door keypad(s) (____ number)				RJA
6. Telephone wiring and jacks	RJA			
7. Cable TV wiring and jacks	RJA			
8. Intercom or sound system wiring				RJA
9. Built-in speakers				RJA
10. Smoke detectors (____ number)	RJA			
11. Fire alarm				RJA
12. Carbon Monoxide Alarm (____ number)				RJA
13. Room ventilation/exhaust fan (____ number)				RJA
14. 220 volt service				RJA
15. Security System ____ Owned ____ Leased ____ Central station monitoring				RJA
16. Have you experienced any problems with the electrical system or its components? ____ YES <u>X</u> NO				If YES, explain the condition in the comments section in PART III of this disclosure statement.

Seller's Initials RJA/BSA Property Address 207 N Kuhlman St, Spencer NE

Buyer's Initials RJA

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

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

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	RJA
2. Does the roof leak?		RJA	
3. Has the roof leaked?		NO	RJA
4. Is there presently damage to the roof?			RJA
5. Has there been water intrusion in the basement or crawl space?			RJA
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?			RJA
7. Are there any structural problems with the structures on the real property?			RJA
8. Is there presently damage to the chimney?			RJA
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?		RJA	

Section A - Structural Conditions	YES	NO	Do not Know
10. Year property was built <u>1982</u> (if known)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:			
- Foundation		RJA	
- Floor		RJA	
- Wall		RJA	
- Sidewalk		RJA	
- Patio		RJA	
- Driveway		RJA	
- Retaining wall		RJA	
12. Any room additions or structural changes?	RJA		

1980 addition 1986 Addition

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			RJA
2. Contaminated soil or water (including drinking water)			RJA
3. Landfill or buried materials			RJA
4. Lead-based paint			
5. Radon Gas			
6. Toxic materials			RJA

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

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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?		RSA	
2. Any easements, other than normal utility easements?			RSA
3. Any encroachments?		RSA	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?			RSA
5. Any lot-line disputes?		RSA	
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?		RSA	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		RSA	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		RSA	
9. Any private transfer fee obligation upon sale?		RSA	

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

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?	RSA		
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?	RSA	RSA	
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.)?		RSA	
4. a. Are the dwelling(s) and the improvements connected to a public sewer system? b. Is the system operational?	RSA		
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system? b. Is the system operational?	RSA		
6. a. Are the dwelling(s) and the improvements connected to a septic system? b. Is the system operational?		RSA	
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?		RSA	

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?			RSA
9. Is trash removal service provided to the real property? If so, are the trash services <input checked="" type="checkbox"/> public <input type="checkbox"/> private	RSA		
10. Have the structures been mitigated for radon? If yes, when? _____			RSA
11. Is the property connected to a natural gas system?		RSA	
12. Has a pet lived on the property? Type(s) <u>Cats Dogs</u>	RSA		
13. Are there any diseased or dead trees, or shrubs on the real property?	RSA		
14. Are there any flooding, drainage, or grading problems in connection to the real property?		RSA	
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?		RSA	
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?		RSA	

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

Section E - Cleaning / Servicing	YEAR	YES	NO	Do not know	None / Not Included
1. Servicing of air conditioner	2022	RSA			
2. Cleaning of fireplace, including chimney		RSA			
3. Servicing of furnace	2022	RSA			
4. Professional inspection of furnace A/C (HVAC) System	2022	RSA			
5. Servicing of septic system					RSA

Section E - Cleaning / Servicing	YEAR	YES	NO	Do not know	None / Not Included
6. Cleaning of wood-burning stove, including chimney	2022	RSA			
7. Treatment for wood-destroying insects or rodents				RSA	
8. Tested well water				1	RSA
9. Serviced / treated well water					RSA

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Buyer's Initials /

