

## **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? year(s) Is seller currently occupying the property? (Circle one) YES NO If yes, how long has the seller occup	ied the property? year(s)
If no, has the seller ever occupied the property? (Circle one) YES NO If yes when? From 2015 (yes	ar) to 2023 (year)
This disclosure statement concerns the real property located at in the city of Long Pine , County of Brown  0 30 20 ORIGINAL TOWN BLK 6 LOTS 1-3 LONG PINE (Partial legal obtained from county as	_ , State of Nebraska and legally described as: sessor site) Parcel ID# 090012275
This statement is a disclosure of the condition of the real property known by the seller on the statement is <u>NOT a warranty of any kind</u> by the seller or any agent representing a principal in the <u>a substitute for any inspection or warranty that the purchaser may wish to obtain</u> . Even though <u>NOT a warranty</u> , the purchaser may rely on the information contained herein in deciding whet	transaction, and <u>should NOT be accepted as</u> the information provided in this statement is

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.

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 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	V			
4. Dishwasher	V			
5. Garbage Disposal	V			
6. Freezer	/			
7. Oven	1			
8. Range	/			
9. Cooktop	1			
10. Microwaye oven	V			
11. Built-in vacuum system and equipment				/
12. Range ventilation systems	1			
13. Gas grill				/
14. Room air conditioner ( number)				/
15. TV antenna / Satellite dish				/
16. Trash compactor				/

Sec	tion B - Electrical Systems	Working	Not Working	Do not know if working	None / Not included
1.	Electrical service panel capacity AMP Capacity (if known)fuse circuit breakers	~			
2.	Ceiling fan(s) ( number)	1			
3.	Garage door opener(s) ( number)	1			
4.	Garage door remote(s) ( number )			1	
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				1
10.	Smoke detectors ( number)	1			
11.	Fire alarm				~
12,	Carbon Monoxide Alarm ( number)				/
13.	Room ventilation/exhaust fan ( number)	V			
14.	220 volt service			~	•
15.	Security System  Owned Leased  Central station monitoring				<b>V</b>
16.	Have you experienced any problems with the electrical system or its components?	If YES, explain the condition in the comments section in PART III of this disclosure statement.			

Seller's Initials An / RI	M Property Address	387 N Ash St., Long Pine, NE 69217	E	Buyer's Initials	 4.5
Stracke Realty, LLC, 102 E Hwy 20, PO Bo	x 4 Stuart, NE 68780	Phone: 40234029	990 Fax:		
Stacey Stracke	Produced with zipForm® by	zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 w.	ww.zipLogix.com		

Section	C - Heating and Cooling Systems	Working	Not Working	Do not Know if working	None / Not included
1. Air	purifier				<b>V</b>
2. Atti	c fan	1			
3. Who	ole house fan	V			
4. Cen	ntral air conditioning year installed (if known)	V			
5. Hea	iting systemyear installed (if known)GasElectricOther (specify				
6. Fire	place / Fireplace Insert				V
7. Gas	s log (fireplace)				V
8. Gas	s starter (fireplace)				V
9. Hea	nt pump year installed (if known)	V			
10. Hun	nidifier				~
11. Pro	pane Tank year installed (if known) Rent Own				V
12. Woo	od-burning stove year installed (if known)				/

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

Se	ction A -Structural Conditions	YES	NO	Do not Know
1.	Age of roof (if known) New year(s)	N/A	N/A	
2.	Does the roof leak?		~	
3.	Has the roof leaked?		<b>V</b>	
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?		<b>V</b>	
8.	Is there presently damage to the chimney?		<b>V</b>	
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 1935 (if known)	N/A	N/A	
Has the property experienced any moving or settling of the following:			
- Foundation			V
- Floor			V
- Wall			V
- Sidewalk			V
- Patio			V
- Driveway			V
- Retaining wall			V
12. Any room additions or structural changes?			V

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

Se	ction B - Environmental Conditions	YES	NO	Do not Know
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?		~	
9.	Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		/	

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		zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026	www.zipLogix.com		

## 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?		>	
2.	Any easements, other than normal utility easements?		١	
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?		<b>\</b>	
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
<ol> <li>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?</li> </ol>		1	
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?		/	
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?		1	
16. Any unsatisfied judgments against the seller?		~	
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?

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?	/		
	b. Is the system operational?	V		
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?	~	To be a second	
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?	1		

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	/		
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) Dogs, Cato, Chickes	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?			/
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?	Will Be		
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)

	ction E - Cleaning / Servicing	YEAR	YES	NO	Do not know	None / Not Included
1.	Servicing of air conditioner	1022	<			
2.	Cleaning of fireplace, including chimney					1
3.	Servicing of furnace	2022	/			
4.	Professional inspection of furnace A/C (HVAC) System	2022	/			
5.	Servicing of septic system					/

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

Seller's Initials AM / RM	Property Address	387 N Ash St., Long Pine, NE 69217	Buyer's Initials	1	
	Dredwood with zin Form® by	zinl ogiv 19070 Eifteen Mile Bood Essees Michigan 49026 www.zinl.egiv.com			

Buyer's Initials \_\_\_\_/\_\_

We are repairing damage from Stor	m.
checked here PART III is continued on a separate page(s)	
SELLER'S CERTIFICATION	
eller hereby certifies that this disclosure statement, which consists of pages (including additional comment at Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof atement is completed and signed by the Seller.  eller's Signature	nt pages), has been completed by Seli, which is the date this disclosure  Date 7-11-2
1	
eller's Signature Huleace F Mule	Date 7-11-2
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING A	AND CERTIFICATION
We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; unders NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the instatement is the representation of the seller and not the representation of any agent, and is not intended to be pland purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effects of the real property described in such disclosure statement.	tand that such disclosure statement that such disclosure statement shoul information provided in this disclosur part of any contract between the selle
Purchaser's Signature	Date
님 사용 사용 보다 보다 그리는 어린 아이들이 가장 하면 있다면 가장 하면	
Purchaser's Signature	