



**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? 8 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 when? From 2015 (year) to 2023 (year)

This disclosure statement concerns the real property located at 387 N Ash Street  
 in the city of Long Pine, County of Brown, State of Nebraska and legally described as:  
0 30 20 ORIGINAL TOWN BLK 6 LOTS 1-3 LONG PINE (Partial legal obtained from county assessor site) Parcel ID# 090012275

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

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

Seller's Initials AM / RM Property Address 387 N Ash St., Long Pine, NE 69217 Buyer's Initials \_\_\_\_ / \_\_\_\_



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

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

**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) <u>new</u> year(s)	N / A	N / A	
2. Does the roof leak?		<input checked="" type="checkbox"/>	
3. Has the roof leaked?		<input checked="" type="checkbox"/>	
4. Is there presently damage to the roof?		<input checked="" type="checkbox"/>	
5. Has there been water intrusion in the basement or crawl space?	<input checked="" type="checkbox"/>		
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?	<input checked="" type="checkbox"/>		
7. Are there any structural problems with the structures on the real property?		<input checked="" type="checkbox"/>	
8. Is there presently damage to the chimney?		<input checked="" type="checkbox"/>	
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?		<input checked="" type="checkbox"/>	

Section A -Structural Conditions	YES	NO	Do not Know
10. Year property was built <u>1935</u> (if known)	N / A	N / A	
11. Has the property experienced any moving or settling of the following:	-----	-----	-----
- Foundation			<input checked="" type="checkbox"/>
- Floor			<input checked="" type="checkbox"/>
- Wall			<input checked="" type="checkbox"/>
- Sidewalk			<input checked="" type="checkbox"/>
- Patio			<input checked="" type="checkbox"/>
- Driveway			<input checked="" type="checkbox"/>
- Retaining wall			<input checked="" type="checkbox"/>
12. Any room additions or structural changes?			<input checked="" type="checkbox"/>

**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		<input checked="" type="checkbox"/>	
2. Contaminated soil or water (including drinking water)		<input checked="" type="checkbox"/>	
3. Landfill or buried materials		<input checked="" type="checkbox"/>	
4. Lead-based paint			<input checked="" type="checkbox"/>
5. Radon Gas		<input checked="" type="checkbox"/>	
6. Toxic materials		<input checked="" type="checkbox"/>	

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

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**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.

We are repairing damage from storm.

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 Caron MTH Date 7-11-23

Seller's Signature Release of MTH Date 7-11-23

**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 \_\_\_\_\_

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