

<u>Section C - Heating and Cooling Systems</u>	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				X
2. Attic fan				X
3. Whole house fan				X
4. Central air conditioning 2017 year installed (if known)	X			
5. Heating system 2024 year installed (if known) X Gas _____ Electric _____ Other (specify _____)	X			
6. Fireplace / Fireplace Insert			X	
7. Gas log (fireplace)				X
8. Gas starter (fireplace)				X
9. Heat pump 2020 year installed (if known)	X			
10. Humidifier	X			
11. Propane Tank _____ year installed (if known) _____ Rent _____ Own				X
12. Wood-burning stove _____ year installed (if known)				X

<u>Section D - Water Systems</u>	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool	X			
2. Plumbing (water supply)	X			
3. Swimming pool				X
4. a. Underground sprinkler system				X
b. Back-flow prevention system				X
5. Water heater 2017 year installed (if known)	X			
6. Water purifier _____ year installed (if known)				X
7. Water softener _____ Rent _____ Own				X
8. Well system				X
<u>Section E - Sewer Systems</u>	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	X			
2. Sump pump (discharges to Sewer _____)	X			
3. Septic System				X

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.

<u>Section A - Structural Conditions</u>	YES	NO	Do Not Know
1. Age of roof (if known) 9 year(s)	N / A	N / A	
2. Does the roof leak?		X	
3. Has the roof leaked?		X	
4. Is there presently damage to the roof?		X	
5. Has there been water intrusion in the basement or crawl space?	X		
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?		X	
7. Are there any structural problems with the structures on the real property?			X
8. Is there presently damage to the chimney?			X
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?	X		

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

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.

<u>Section B - Environmental Conditions</u>	YES	NO	Do Not Know
1. Asbestos		X	
2. Contaminated soil or water (including drinking water)		X	
3. Landfill or buried materials		X	
4. Lead-based paint		X	
5. Radon gas		X	
6. Toxic materials		X	

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

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 (CW) Seller's Initials VLV
 Buyer's Initials

Property Address 211 N Madison Street, Atkinson, NE 68713 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?		X	
2. Any easements, other than normal utility easements?		X	
3. Any encroachments?		X	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		X	
5. Any lot-line disputes?		X	
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?		X	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		X	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		X	
9. Any private transfer fee obligation upon sale?		X	

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

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

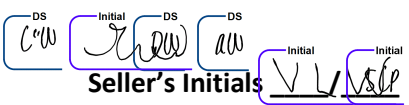
Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system? b. Is the system operational?	X		
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system? b. Is the system operational?	X		
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.)?	X		
4. a. Are the dwelling(s) and the improvements connected to a public sewer system? b. Is the system operational?	X		
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system? b. Is the system operational?		X	
6. a. Are the dwelling(s) and the improvements connected to a septic system? b. Is the system operational?		X	
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?		X	

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

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	2025	X			
2. Cleaning of fireplace, including chimney				X	
3. Servicing of furnace	2025	X			
4. Professional inspection of furnace A/C (HVAC) System	2025	X			
5. Servicing of septic system					X

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

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Seller's Initials VV/VSP **Property Address** 211 N Madison Street, Atkinson, NE 68713 **Buyer's Initials** /

