

NEBRASKA REAL ESTATE COMMISSION SELLER PROPERTY CONDITION DISCLOSURE STATEMENT Residential Real Property

4	OF 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).
I	How long has the seller owned the property? /
•	This disclosure statement concerns the real property located at 302 STEVENS in the city of MERRIMAN, County of CHERRY, State of Nebraska and legally described as: MERRIMAN, COUNTY OF CHERRY, STATE OF 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.
	Do Not None / Do Not None /

Section A -Appliances .	Working	Not Working	Do Not Know If Working	None / Not Included	Section 8 - Electrical Systems	Working	Not, Working	Do Not Know if Working	None / Not Included
1. Refrigerator	-				1. Electrical service panel capacity ANIP Capacity (If known) Fuse circuit breakers	v			-
2. Clothes Dryer	V		*		2. Ceiling fan(s) [mmber]			-	dur
3. Clothes Washer			14.		3. Garage door opener(s) (number)	1			-
4. Dishwasher				1	4. Garage door remote(s) (number)		1		1
5. Garbage Disposal				V	-5. Garage door keypad(s) (number)				
6. Freezer				1	6. Telephone wiring and jacks				<u> </u>
7. Oven	V	,			7. Cable TV wiring and Jacks			<u> </u>	1
8. Range	-	1		1	8. Intercom or sound system wiring		<u> </u>		1 0
	1-	 	+	1	9. Built-In speakers				1
9. Conktop	10		-		10, Smoke detectors (aumber)				e
10. Microwave oven	ļ	1 7	1	-	11. Fire alarm				
11. Built-in vacuum system and equipment				V	12. Carbon Monoxide Alarm (mmber)				2
12. Kange ventilation systems					13s Room ventilation/exhaust fan (number)				2
Things services against				+	14. 220 volt service	1	1.		
13. Gas grill				1	15. Security System	1	1		
14. Room air conditioner (number)	1			>	Owned Leased . Central station munitoring	η.			
15. TV antenna / Satellite dish				V	16. Have you experienced any problems with the electrical system or its components?		ES, explain ments seci	ion in PAR	rm of this
16. Trash compactor			}	1	VES_LNO		disglost	re statem	ent.

Property Address 302 STEVENS, WERRIMAN, Buyer's Initials_ NE. 69218

ection C - Heating and Cooling Systems	Working	Not Working	tio Not Know If Working	None / Not Included
1. Air puritier				1
2. Attic fan		<u> </u>		1
3. Whole house fan	<u> </u>			1
4. Central air conditioning Way year installed (if known)	V	1		<u>. </u>
5. Heating system year installed (if finology) Gas Electric Other (specify				
6. Fireplace / Fireplace Insert	1			1
7. Gas log (fireplace)				V
. 8. Ges starter (fireplace)				1
9. Heat pump year installed (if known)				10
10. Humidifier				V
11. Propane Tank year installed (if known) Rent Own	V	1		
12. Wood-huming stove year installed (If known)	:			10

ection D - Water Systems	Working	Not Working	Do Not Know IF Morking	-
Hor tub / whiripool				
. Plumbing (water supply) Mostly New	V			
. Swimming pool				V
l. a. Underground sprinkler system				
b. Back-flow prevention system	`			1
5. Water heater 14year Installed (if known)	1	1		
6. Water purilleryear Installed (if known)				1
7. Water softener Rent Own				1
8. Well system				V
Section E - Sower Systems	Workin	Not g Workin	Do Not Know i Workin	Not
1. Plumbing (water drainage) Mostly New	V			1
2. Surrap pump (discharges to)				1
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
L. Age of roof (If Imnwn)year(s)	N/A	N/A	
2. Does the roof leak?		1	-
I. Has the roof leaked?		-	
4. Is there presently damage to the roof?		L	
5. Has there been water intrusion in the basement or crawl space?	,	1	1 : :
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, half, fire, flood, wone-destroying insects, or rodents?		V.	
7. Are there any structural problems with the structures on the real property?		1	
B. is there presently damage to the chimney?		1	<u> </u>
Are there any windows which presently leak, or do any insulated windows have any broken seals?		V	

ection A - Structural Conditions	VES	NO	Do Not Know
10. Year property was built (if Innown)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:			***************************************
- Foundation	ris .		
-Floor	1,55		}
-Wall	•		
-Sidewalk		V	1
Patio			
- Driveway		13/-	
-Retaining walf			
12. Any room additions or structural changes?		-	T

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
i. Asbestos		1	-
2. Contaminated soil or water \\ {Including drinking water}		V	
3. Landfill or buried materials			
4. Lead-based paint	•	1	
5. Radon gas		10	
6: Toute materials		/	

Section 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 Wead 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?	-	V	
9. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		V	

Property Address 302 STEVENS, MERRIMAN, NE Buyer's Initials 69 218

ection C. Title Conditions	YES	NO	Do Not Know
. Any features, such as walls, feaces and driveways which are shared?			
2. Any easements, other than normal utility essements?		1	
3. Any encroarbinonis?			
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?	i i i i i i i i i i i i i i i i i i i	V	_,_,
5. Any lot-line disputes?		1/	
6. Have you been notified, or are you aware of, any work planned or to be perfected by a utility or municipality close to the real property including, 'but npt limited to sidewalks, streets, sowers, water, power, or gas lines?			
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		1	t
Any condominium, homeowners', or other type of association which has any authority over the real property?		1	1
9. Any private transfer fee obligation upon sale?	1	11/	

Section C - Title Conditions	VES	หอ	Do Not Know
18. Does ownership of the preperty entitle the owner to use any "commun area" facilities such as pools, tennis courts, walkways, or other common use areas?			
11. is there a common wall or walls?		1	
b, is there a party wall agreement?		1	
12. Any lawruits regarding this property during the ownership of the seller?		V	
13. Any notices from any governmental or quasi- governmental agency affecting the real property?		1	
34. Any impaid 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?		1	1
17. Any dispute regarding a right of access to the real property?		1	
18. Any other title conditions which might affect the real property?		V	

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

ection D - Other Conditions	YES	NO	Do Not Know
. a. Are the dwelling(s) and the improvements connected to a public water system?			٠.
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?		V	· -
b. is the system operational?	, =		l
 If the awelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for reguler household use (i.e. showers, 		-	
taundry, etc.)? 4. a. Are the dwelling(s) and the improvements connected to a public sewer system?	1		ŭ_
b. Is the system operational?	· V.		. 6
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?		-	
b. is the system operations?			
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?		V	1

ection D - Other Conditions	YES	KO	Do Not Know
8. a. is the real property in a flood plain?	Ŧ	1	٠,,
b. Is the real property in a floodway?		V	
9. is trach removal service provided to the real property? If so, are the trash services public private			
io. Have the structures been mitigated for radou? If yes, when?			V
11 Is the property connected to a natural gas system?		V	
12. Has a pet lived on the property? Type(s)		V	
 Are there any diseased or dead trees, or shrubs on the real property? 	75	1	<u> </u>
14. Are there any flooding, drainage, or grading problems in connection to the real property?	1,	12	1
15, a. Have you made any insurance or manufacturer claims with regard to the real property?		V	
b. Were all repairs related to the above claims complete(i?		All yes	
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonly, or other materials?		1	
The state of the s			

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	NQ.	Do Not Know	None / Not Included	
1. Servicing of air conditioner NOO	14					
2. Cleaning of fireplace, including chimney $\check{q}_{\check{q}}$			1			
3. Servicing of furnace	1		1	t		
4. Professional Inspection of furnace A/C (HVAC) System	119					
5. Servicing of septic system	1 -		1	1	<u> </u>	

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None/ Not Included
 Cleaning of wood-huming stove, including chinney 			~		₩
7. Treatment for wood-destroying Insects or Notients			1		
8. Tested well water			1		
9. Serviced / treated well water			0		

* Seller's Initials

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ASBESTOS DISCLOSURE

(when it is unknown whether the property contains asbestos)
ADDENDUM TO PURCHASE AGREEMENT

RE: 302 N. Stevens Merriman, NE. 69218

It is unknown whether the property contains Asbestos. There may or may not be Asbestos in areas of the property.

Under Nebraska Asbestos Control Act, Sections 71-6301 and following, significant expenses may be encountered in connection with the encapsulation, removal, demolition or dismantling on property containing Asbestos. Buyer is purchasing the property with full knowledge of the foregoing and understands he may employ, at his own expense, persons or firms to further inspect said condition or conditions and provide independent advice as to the extent of Asbestos in the property and potential expenses to Buyer. Buyer agrees that he accepts full and complete liability for any said potential expenses and further agrees that neither Seller nor SANDHICCS LAND & PROP MANG: (real estate firm) and their employees and agents shall have liability for any expenses which may arise in connection with any Asbestos conditions which are unknown to Seller or his agents.

	· .	9	
	Dated:		
			Buyer
	Dated:		
			Buyer
*	Dated: 6 - 25 - 19	*	Jems // yeur
}			Seller Agent for Myers CONSTRUCTION, INC.
	Dated:		
	Dated:		Seller

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards



Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

	(i) Known lead-based paint and /or lead-based paint hazards are present in t	mie nonzuig (exhiam)
	(ii) Seller has no knowledge of lead-based paint and/or lead based paint haz	zards in the housing.
(L) D-	ecords and reports available to the seller (check (i) or (ii) below):*/	
(b) Re	(i) Seller has provided the purchaser with all available records and reports	pertaining to lead-based
	and/or lead-based paint hazards in the housing (list documents below).	***
141		
	(ii) Seller has no reports or records pertaining to lead-based paint and/or lea	id-based
*	paint hazards in the housing.	×
22.5		*
	haser's Acknowledgement (initial) Purchaser has received copies of all information listed above.	•
(c) _ (d)	Purchaser has received topies of an information listed decive. Purchaser has received the pamphlet Protect Your Family From Lead in Your Ho.	me.
	urchaser has (check (i)or (ii) below):	***
(-)	teceived a 10-day opportunity (or mutually agreed upon period) to cond	duct a risk assessment or
	inspection for the presence of lead-based paint and/or lead based paint	hazards; or
	(ii) waived the opportunity to conduct a risk assessment or inspection for t	
	based paint and/or lead-based paint hazards.	2
		* *
Agen	at's Acknowledgement (initial) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d are	nd is aware of his/her
Ast	responsibility to ensure compliance.	
2	respondency to the second seco	ii
Cert	ification of Accuracy	
The f	following parties have reviewed the information above and certify, to the best of their k	moviedge, mat me mior
they	have provided is true and accurate.	
4/1	Du //// * 6-25-19	
Sel	ller Dagent for Myers Date Seller	Date
Cons	stroktion, Inc.	
	Date Purchaser	Date
	rchaser Date Purchaser	
Pui		8 .
Pur	Varient 9 less 6.25-2019	Date