



NEBRASKA REAL ESTATE COMMISSION

SELLER 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? 26 year(s)
 Is seller currently occupying the property? (Circle one) ☒ YES ☐ NO If yes, how long has the seller occupied the property? 26 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 66 R Road
 in the city of Adams _____, County of Otoe County _____, State of Nebraska and legally described as:
31-7-9 TRACT IN NW1/4 75.5 AC HENDRICKS

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

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 X circuit breakers	☒	☐	☐	☐
2. Ceiling fan(s) (<u>2</u> number)	☒	☐	☐	☐
3. Garage door opener(s) (_____ number)	☐	☐	☐	☒
4. Garage door remote(s) (_____ number)	☐	☐	☐	☒
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	☐	☐	☐	☒
10. Smoke detectors (<u>6</u> number)	☒	☐	☐	☐
11. Fire alarm	☐	☐	☐	☒
12. Carbon Monoxide Alarm (_____ number)	☐	☐	☐	☒
13. Room ventilation/exhaust fan (<u>1</u> number)	☒	☐	☐	☐
14. 220 volt service	☒	☐	☐	☐
15. Security System ☐ Owned ☐ Leased ☐ Central station monitoring	☐	☐	☐	☒
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 AK

Property Address 66 R Road, Adams, NE 68301

Buyer's Initials

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

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool	☐	☐	☐	☒
2. Plumbing (water supply)	☒	☐	☐	☐
3. Swimming pool	☐	☐	☐	☒
4. a. Underground sprinkler system	☐	☐	☐	☒
b. Back-flow prevention system	☐	☐	☐	☒
5. Water heater 2018 year installed (if known)	☒	☐	☐	☐
6. Water purifier year installed (if known)	☐	☐	☐	☒
7. Water softener ☐ Rent ☒ Own	☒	☐	☐	☐
8. Well system	☒	☐	☐	☐

Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	☒	☐	☐	☐
2. Sump pump (discharges to yard _____)	☒	☐	☐	☐
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
1. Age of roof (if known) 8 year(s)	N / A	N / A	
2. Does the roof leak?	☐	☒	☐
3. Has the roof leaked?	☐	☒	☐
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?	☐	☒	☐
8. Is there presently damage to the chimney?	☐	☒	☐
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 2001 (if known)	N / A	N / A	☐
11. Has the property experienced any moving or settling of the following:	-----	-----	-----
- Foundation	☐	☒	☐
- Floor	☐	☒	☐
- Wall	☐	☒	☐
- Sidewalk	☐	☒	☐
- Patio	☒	☐	☐
- Driveway	☐	☒	☐
- Retaining wall	☐	☒	☐
12. Any room additions or structural changes?	☐	☒	☐

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

Section B - Environmental Conditions	YES	NO	Do Not Know
6. Toxic materials	☐	☒	☐
7. Underground fuel, chemical or other type of storage tank?	☐	☒	☐
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)	☐	☒	☐

Seller's Initials


06/14/23
7:05 PM CDT
dotloop verified

Property Address 66 R Road, Adams, NE 68301

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?	☐	☒	☐
2. Any easements, other than normal utility easements?	☐	☒	☐
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?	☐	☒	☐
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
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?	☐	☒	☐
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?	☐	☒	☐
13. 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?	☐	☒	☐
16. Any unsatisfied judgments against the seller?	☐	☒	☐
17. Any dispute regarding a right of access to the real property?	☐	☒	☐
18. Any other title conditions which might affect the real property?	☐	☒	☐

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?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☒	☐

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	☐	☐	☒
10. 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) small dog 7 years ago	☒	☐	☐
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?	☒	☐	☐
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)

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

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

Seller's Initials


06/14/23
2:59 PM CDT
dotloop verified

Property Address 66 R Road, Adams, NE 68301

Buyer's Initials



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.

Part II Sec A Item 6

Hail Storm 5/3/2015

Roof replaced with Gerard stone coated metal shingles

-Class "A" Fire rating

-Class 4 impact rating - 2.5" hail warranty

-120mph wind warranty

Windows replaced - Pella

Gutters replaced - ABC Seamless

Hail Storm 6/15/2017

Replaced gutters - 4" seamless - ABC Seamless

Replaced metal on Doors (sliding) 40x60 building

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 4 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	Ann Hille dotloop verified 06/14/23 7:09 PM CDT NBBD-PCOF-X4OO-NQCT	Date	
Seller’s Signature		Date	

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	



SALE OF RESIDENTIAL REAL ESTATE

LEAD-BASED PAINT DISCLOSURE FORM



Addendum # _____

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151

PROPERTY LOCATED AT: 66 R Road, Adams, NE 68301 _____ (Address)

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.

SELLER'S DISCLOSURE:

(a) Presence of lead-based paint and/or lead-based paint hazards (*Seller initial one below*):

(1) ☐ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*): _____

(2) ☒ ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (*Seller initial one below*):

(1) ☐ ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*). _____

(2) ☒ ☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S ACKNOWLEDGMENT: (*Initial*)

(c) ☐ ☐ Purchaser has received copies of all information listed above.

(d) ☐ ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (*Purchaser initial one below*):

(1) ☐ ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(2) ☐ ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (*Initial*)

(f) ☒ ☐ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY:

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Ann Hille dotloop verified
06/14/23 7:09 PM CDT
T5RG-PFLX-IM2A-QXJM
Seller _____ Date _____

Purchaser _____ Date _____

Erin Kimbell dotloop verified
06/14/23 6:24 PM CDT
6GOQ-GTM9-Y5JN-MRZN
Agent _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____



WIRE FRAUD NOTICE

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REALTORS® Association of Lincoln



Criminals are attempting to impersonate escrow companies and real estate agents in sophisticated wire fraud schemes. Unauthorized individuals have been caught providing fraudulent wire transfer information to parties in real estate transactions, which direct funds to the thief. This could include a criminal contacting Buyer or Seller, directly or indirectly, in an attempt to steal funds that rightfully belong to the parties.

Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. **Always independently confirm** wiring instructions in person or via a telephone call to a trusted and verified phone number. **Never** wire money without double-checking that the wiring instructions are correct.

Always be suspicious of any requests to change wiring instructions at or right before closing. **Always** independently confirm any of the following in person or via a telephone call to a trusted and verified phone number:

- Requests to speed up the transfer to a sooner date
- Change of payment instructions
- Requests to unexpectedly modify the date of the transfer
- Any other unexpected wire transfer requests or instructions
- New transfer instructions received via email

In the event that any party believes an unauthorized request has been made for bank account information or funds, the Escrow Company should be contacted immediately. In the event that funds are transferred to a fraudulent account, there may be no way to recover these funds from the criminals involved. Contact the Omaha FBI Office, cyber crimes division, at (402) 493-8688 or <https://www.ic3.gov> as soon as possible.

IF IN DOUBT, ASK YOUR REALTOR®

Ann Hille dotloop verified
06/14/23 7:09 PM CDT
3YXX-GDUE-SP5U-3GYD

Seller Date

Buyer Date

Seller Date

Seller Date

Buyer Date