

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? 3 year(s) s seller currently occupying the property? Vear(s) If yes, how long has the seller occupied the property? year(s)										
If no, has the seiler ever occupied the property? \(\frac{1}{2} \) if yes, when? From \(\frac{1/23}{2} \) (year) to \(\frac{9/23}{2} \) (year)										
This disclosure statement concerns the in the city of Valentine VALLEY VIEW LOT 3 BLK 4 VALE		perty lo		1125 Bir County of			lebraska	and lega	lly descr	lbed as:
Is NOT a warranty of any kind by the any inspection or warranty that the purchaser may rely on the informa representing a principal in the transa	seller or ourchase tion cor otion ma ovided in	r any age <u>r may w</u> stained l y provid n this sta	ent repre <u>Ish to ol</u> nerein in a a copy tement	esenting a <u>ptqin</u> . Eve n decidin of this st is the rep	a prent	by the seller on the date on which this statincipal in the transaction, and should NO hough the information provided in this standard and on what terms to purchase ment to any other person in connection wantation of the seller and NOT the represe	the acoustement the results th	epted as t is NOT eal prope actual or	<i>a substl</i> a warrai erty. Any possible	nty, the game agent
provision or space for indicating, inse has more than one item as listed belo one working, one not working, and or	rt "N/A" ow please ne not inc	In the a a put the cluded, p	ppropria numbe ut a "1"	te box, If red In the In each o	age ap fth	: IN FULL. If any particular Item or matter e of Items Is unknown, write "UNK" on the propriate box. For example – If the home I e "Working", "Not Working", and "None/Ni number of Item. You may also provide addi	blank p nas thre ot Includ	provided. e room a ded" boxe	If the proof of the second of	operty loners, at Item,
SELLER STATES THAT, TO THE BEST OF THE SELLER, THE CONDITION OF THE				GE AS O	TH	E DATE THIS DISCLOSURE STATEMENT IS C	OMPLE	TED AND	SIGNED	вч
PART I — If there is more than one of Comments section in PART III of this d property, or will not be included in the	isclosure	stateme	ent, or nu	ımber se	para	t made applies to each and all of such ite ately as provided in the instructions above. ded" column for that item.	ms unle	ess other m in this	wise not Part is n	ed in the
Section A -Appliances	Working	Not Working	Do Not Know If Working	None / Not Included		Section B - Electrical Systems	Working	Not Working	Do Not Know If	Nons / Not Included
1. Refrigerator	Ø					1. Electrical service panel capacity AMP Capacity (if known)			Ø	E
2. Clothes Dryer				Z	1	fuse circuit breakers				
3. Clothes Washer				Ø		2. Celling fan(s) (4 number)	V			
4. Dishwasher	Ø					3. Garage door opener(s) (L number)	Z			
5. Garbage Disposal				Ø		4. Garage door remote(s) (number)				
6, Prgezer	V					5. Garage door keypad(s) (number) 6. Telephone wiring and jacks				N
7. Oven	V					7. Cable TV Wiring and Jacks			H	
8, Range	Ø			j		8. Intercom or sound system wiring				V
9, Cooktop			The same			9. Built-in speakers				Z
10. Microwave oven				Ø	•	10. Smoke detectors (4 number)	V			
11. Built-In vacuum system and equipment						11. Fire alarm 12. Carbon Monoxide Alarm (number)		O. I.		N
12. Range ventilation systems				Ø	1	13. Room yentilation/exhaust fan (number)		· D	同	Ø
18. Gas grill	ä		i i	Ø		14, 220 volt service 15, Socurity System				Ø
14. Room eir conditioner (number)			口	Ø		Owned Leased Central station monitoring				Ø
15. TV antenna / Satellite dish			Ö	V	16. Have you experienced any problems with the If YES, explain the condition					
16. Trash compactor				Z	electrical system or its components? comments section in PART III o					
Seller's Initials KK/TV P	roperty	/ Addre	ss 1125	Birch S	tre	And the second s	ıyer's	Initials		

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Nat Included	Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included		
1. Air purifier				¥	1. Hot tub / whiripool				U.		
2. Attle fan				W.	2. Plumbing (water supply)	Ø					
3. Whole house fan				Z	3. Swimming pool	Ħ		m	N		
4. Central air conditioning year installed (if known)	Ø				4. a. Underground sprinkler system		J. Allaci	H			
5. Heating system			**************************************		b. Back-flow prevention system		land.		V		
year Installed (If known) Gas Electric	W		Q		5. Water heateryear installed (If known)	Ø					
Other (specify) 6. Fireplace / Fireplace insert	Ø				6. Water purifier year installed (if known)	U			M		
7. Gas log (fireplace)				U	7. Water softener Rent Own 8. Well system				Y		
8. Gas startor (fireplace)					o, war ayaran	LXI	Lung	1			
9. Heat pump			mandan dan dan dan dan dan dan dan dan da		Section E - Sewer Systems		Not	Do Not Know If	None Not		
year installed (if known)				Z		Working	Working	Working			
0, Humidifier	口			Z	1. Plumbing (water drainage)				M		
1. Propane Tank year installed (if known)	Ø		Ó	m	2. Sump pump (discharges to)						
RentV_Own	IX.1	Inul			3. Septic System	Ø	口				
2. Wood-burning stove year installed (if known)				Z			L				
Section A - Structural Conditions	YES N. / A	-	0	Do Not Know	Section A - Structural Conditions	YES	_	NO	Do No Know		
Complete Com	N/A		/ A	Ø	10. Year property was built(If known)	N/A	1 N	I/A	V		
. Does the roof leak?	[mm]		3		11. Has the property experienced any moving or settling of the following:						
. Has the roof leaked?			1	W.	- Foundation				Ø		
. Is there presently damage to the roof? . Has there been water intrusion in the	<u> </u>			Ø	· ·	2-minuted					
basement or crawl space?]	图	- Floor						
. Has there been any damage to the real proporty or any of the structures thereon					- Wall				V		
due to the following occurrences including,				V	- Sidewalk		12.0		V		
but not limited to, wind, hall, fire, flood, wood-destroying insects, or rodents?					- Patlo				V		
Are there any structural problems with the structures on the real property?			7	Z	• Driveway				Ø		
is there presently damage to the chinney?				Z	**************************************	Fred		-			
Are there any windows which presently leak, or do any insulated windows have any				***************************************	- Retaining wall				. 0		
broken seals?	لسا			Ø	12. Any room additions or structural changes?				Ø		
action B. Environmental Conditions - Have illowing, provide a copy of all test results, action B - Environmental Conditions	IT available	1	,	Do Not	rials, or products been on the real property? If test	ts have be	en condu	icted for a	Do Not		
Ashestos	YES	N C	many and the same	Know	Section B - Environmental Conditions	YES		vo	Know		
,	Lud			TXI	7. Underground fuel, chemical or other type of storage tank?			P			
Contaminated soil or water (including drinking water)]	Ø	8. Have you been notified by the Noxious Weed Control Authority in the last 8 years of the						
Landfill or buried materials			2		presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the						
Lead-based paint		E]	Ø'	property?		_		•		
Radon gas				1 2	9. Hazardous substances, materials or products Identified by the Environmental Protection				Bered		
Toxic materials		E		Ø	Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)			2			
Seller's Initials KIL ITY Pr					h Street, Valentine, NE 69201 Buyer's Initials						

Any feedball was wells, feeds and driveways within are shared. Any executions of the property entities the owner to use any "Commandate facilities such as pools to use any such as a such as	Any features, such as wells, features and driveways within a value of the property and the time owner within a value of the property and the time owner within a value of the property of the property and the time owner within a value of the property of the property and the time owner of the property of the property of the value of the property of the property of the value of the property of the property of the value of the value of the property of the value o	ction C - Title Conditions	YES	N/O	Do Not Know	Sec	tion C - Title Conditions	YE	s	NO		Do Not Know
Any exercisements of their their normal utility consequence of the control of the	Any extensions, where then normal utility consequences are extensions. Any extensions which make the sequences of the sequen			N						and a second		
Any professions of restancy and processing uses, or work of any work primary of the selection of restancy programs of the selection of restancy produced by a utility or manufagality close to the real property fielding but not limited to allowable, systems, work primary or the real property fielding but not limited to allowable, systems, works, proving or gas litera? Any profess from any governmental or quasalty proving a gain leaver of the real property fielding power professions allowed to the real property fielding power professions allowed to the real property fielding power professions and proving the real property fielding power professions and proving the real property fielding power professions and professions and professions and professions and professions of the real property field power professions and professions of the real property field power professions and professions of the real property field professions and professions and professions of the real property from the real professions and	Any political production of management (programments) Any locking displaces (programments) Any political programments (programments) Any p			回		1	tennis courts, walkways, or other common use	L	4	IXI		
Any favorithe disponsary Have you been notified, or are you exare of, any with your power to be performed by a utility or manifolding your property in the deliging of the performed by a utility or manifolding your to the real property in the deliging of the performed by a utility or manifolding your to the real property of the deliging of the performed by a utility or manifolding your to the real property of the deliging of the performed by a utility or manifolding with your property. Any your deliging a disposition to the real property of the performed by a used and to which has any authority over the real property. Any production which has any authority over the real property asserted to which has any authority over the real property. Any private transfer for a obligation upon sale? Any private transfer for a obligation with a major and the improvements of the real property? Section D. Other Conditions - Do any of the following conditions exist with regard to the real property? Section POther Conditions **VEX.** NO **Now *	Any Ion-line disputable? Here you been notified, or are you aware of, any work planned or to be performed by a utility or municipality does no the real property including, works, power, or against property including. Any Januard radio or street expectations, including, works, power, or against large or street expectation. Any Januard radio or street expectations. Any Januard radio or street expectations. Any Januard radio or street expectation. Any Januard tradio or other conditions or other ratifications of reporty. 35. Any other distincts or other radio o	American production of the contract of the con	1				*##\nk\fulledundenhalenariaariaariariariariariariariariariariar	T	1	V		
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Section P. Other Conditions Vest	Informements of whitehing adjacent to the real property? Any condeminum, noneoworary, or other tryste of property? Any condeminum, noneoworary, or other rest rype of property? Any product transfer fee obligation upon asia? Any private transfer transfer fee obligation upon asia? Any private developing and any private fee obligation upon asia? Any private developing and any private fee obligation upon asia? Any private developing and any private fee obligation upon asia? Any private developing and the improvements are connected to a private private property? Any private property in a flood plain? Any private private private any private pr	water, power, or gas lines?	***************************************		Mandre coccob for each transfer of services	1	and/or materials furnished to or for the real]	V		
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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.

No issues with home while living there. Cannot speak to history before	ore that time.							
Seller is selling as-ix, where -is.								
* See affached page 5								
	197							
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 5 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.								
And the second s	Date 4/4/24							
Seller's Signature	Date 4/4/24							
ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFIC								
I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand the NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the informat statement is the representation of the seller and not the representation of any agent, and is not intended to be part of a and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective into by me/us relating to the real property described in such disclosure statement.	ch disclosure statement should sion provided in this disclosure any contract between the seller							
Purchaser's Signature	Date							
Purchaser's Signature	Date							

When the home was sold to the present owner, we were operating with the understanding that the construction was originally a modular home with additions. It has recently been reported by some in the community that this house started as a mobile home trailer, and that the modular home was built over the mobile home trailer, encasing its structure within the overall construction of the home. As the Sellers, we have no knowledge regarding the construction of the home other than what was disclosed at the time of his purchase. There have been NO independent evaluations done by a structural engineer confirming or denying the presence of a trailer. Any concerns about the construction of the home and its structural integrity are the sole responsibility of the Buyer. The Seller makes no warranties or guarantees regarding the construction of the home. Any and all inspections are the sole responsibility of the Buyer.

The home recently incurred water damage as the refrigerator developed a leak, and dripped behind the refrigerator, wetting the floor, the cabinets adjacent, and the drywall. The water leaked down where the subfloor connects to the outside wall and caused moisture in the crawlspace and on the exterior of the concrete foundation wall. The leak is in the process of mitigation, and repair of the cause of the leak will occur as part of mitigation. An insurance claim on this incident is ongoing.