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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? 8 year(s)
Is seller currently occupying the property? (Circle one) YES | NO If yes, how long has the seller occupied the property? 8 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 18566 S Somerset Rd North Platte, NE 69101 in the city of North Platte, County of Lincoln, State of Nebraska and legally described as:

See Exhibit A

A smart home device allows homeowners to control appliances, thermostats, lights, and other devices remotely through an internet connection.

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 licensee 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 licensee 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 licensee, 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 number 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 Section 10.

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:

SECTION 1 – If there is more than one of any item in this Section, the statement made applies to each and all of such items unless otherwise noted in the Comments section in Section 10 of this disclosure statement, or number separately as provided in the instructions above. **If an item in this Section is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.**

Section 1-Appliances (if included in the sale)	Smart Device	Working	Not Working	Unknown	None / Not Included
1. Refrigerator		✓			
2. Dishwasher		✓			
3. Garbage Disposal		✓			
4. Stand Alone Freezer					✓
5. Stand Alone Range/Oven		✓			
6. Built-in Range/Oven					✓
7. Cooktop					✓
8. Range Ventilation System		✓			
9. Microwave Oven		✓			
10. Gas Grill					✓
11. Trash Compactor					✓
12. Built-In vacuum system & equipment					✓
13. Clothes Washer		✓			
14. Clothes Dryer		✓			✓

Section 1 Comments: _____

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SECTION 2 – If there is more than one of any item in this Section, the statement made applies to each and all of such items unless otherwise noted in the Comments section in SECTION 10 of this disclosure statement, or number separately as provided in the instructions above. If an item in this Section is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section 2-Electrical Systems	Smart Device	Working	Not Working	Unknown	None / Not Included
1. Electrical service panel capacity 200 AMP Capacity (If known) ✓ Fuse ___ Circuit Breakers		✓			
2. Solar Panel(s) ___ Year Installed (if known) ___ Own ___ Leased (Term Remaining___)					✓
3. 220 Service (2 number) ?		✓			
4. Ceiling fan(s) (1 number)		✓			
5. Garage Door Opener(s) (2 number)					✓
6. Video Camera(s) (___number)				✓	
7. Garage Door Remote(s) (2 number)					✓
8. Garage Door Keypad (___number)					
9. Telephone Wiring and Jacks				✓	
10. Cable TV Wiring and Jacks				✓	
11. Intercom or Sound System Wiring					✓
12. Built-in Speakers					✓
13. Fire Alarm 3				✓	
14. Smoke Detectors (4 number)					
15. Carbon Monoxide Detectors (0 number) will provide					
16. Room Ventilation/Exhaust Fan (3 number)		✓			
17. Whole House Fan (___number)					✓
18. Security System ___ Own ___ Leased ___ Central Station Monitoring					✓
19. Back up Battery or Generator					✓
20. Have you experienced any problems with the electrical system or its components? ___ Yes ✓ No. If Yes, explain in the comments below.					
21.a. Electric Vehicle Charger (Check One) ___LEVEL 1 ___LEVEL 2 ___LEVEL 3 b. (Check One) ___PORTABLE ___ATTACHED					✓

Section 2 Comments: _____

SECTION 3 – If there is more than one of any item in this Section, the statement made applies to each and all of such items unless otherwise noted in the Comments section in Section 10 of this disclosure statement, or number separately as provided in the instructions above. If an item in this Section is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section 3-Heating and Cooling Systems	Smart Device	Working	Not Working	Unknown	None / Not Included
1. Heating System ✓ 2022 Year Installed (if known) ___ Gas ___ Electric ___ Other (Specify___)		✓			
2. Heat Pump ___ Year Installed (if known)					✓
3. Geothermal ___ Year Installed (if known)					✓
4. Central Air Conditioner 2022 Year Installed (if known)		✓			
5. Humidifier or Dehumidifier					✓
6. Air Purifier					✓
7. Attic Fan					✓
8. Room Air Conditioner (___number)					✓
9. Fireplace/Fireplace Insert (1 number) wood burning		✓			

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Section 3-Heating and Cooling Systems – Continued	Smart Device	Working	Not Working	Unknown	None / Not Included
10. Artificial Log Gas Fireplace					✓
11. Fireplace Gas Starter					✓
12. Wood Burning Stove ____Year Installed (if known) Furnace		✓			
14. Propane Tank ____Year Installed (if known) 8 years? ____Leased ✓ Own					

Section 3 Comments: There is a place to put a freestanding pellet stove / wood stove. There is a wood burning furnace that has been used in the past if there's been a power outage.

SECTION 4 – Water Systems – If there is more than one of any item in this Section, the statement made applies to each and all of such items unless otherwise noted in the Comments section in Section 10 of this disclosure statement, or number separately as provided in the instructions above. If an item in this Section is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section 4- Water Systems	Smart Device	Working	Not Working	Unknown	None / Not Included
1. Whirlpool/ Jetted Tub 1 year installed (if known) 2022		✓			
2. Hot tub ____ year installed (if known)					✓
3. Swimming pool ____ year installed (if known)					✓
4. a. Underground sprinkler system					✓
b. Back-flow prevention system					✓
5. Water heater 2022 year installed (if known) 1 Number		✓			
6. Water purifier ____ year installed (if known)					✓
7. Water softener ____ Leased ✓ Own				✓	
8. Sump Pump-Discharges to ____					✓
9. Well System		✓			
10. Source of Water Supply-____Public ____Community ____Private ____Other: Well System					
11. Is the Water Supply System Operational and adequate? ✓ Yes ____No					
12. a. Sewer System-____Public ____Community ____Private ____Other:					✓
b. Is the system operational? ____Yes ____No					
c. Has the main sewer line from the house ever backed up or exhibited slow drainage? ____Yes ____No (if yes, comment below)					
d. If yes, has it been repaired? ____Yes ____No Repaired Date ____					
e. Has the main sewer line ever been scoped? ____Yes ____No					
13. Septic System-____Public ____Community ✓ Private ____Other: pumped 2025		✓			

Section 4 Comments: We have never used the water softener

SECTION 5 – Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section 5- Cleaning / Servicing Conditions	Year	Yes	No
1. Professional servicing of air conditioner	2025	✓	
2. Cleaning of fireplace or wood-burning stove, including chimney			✓
3. Professional servicing of furnace	2025	✓	
4. Professional servicing of septic system	2025	✓	
5. Treatment for wood-destroying insects or rodents (D&B exterminating) yearly		✓	
6. Tested well water 2023-2024?		✓	
7. Serviced / treated well water			✓

Section 5 Comments: ____

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Section 6. 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 of this disclosure statement.

Section 6 - Structural Conditions	YES	NO	Unknown
1. Age of roof (if known) 10? 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 6 - Structural Conditions	YES	NO	Unknown
10. Year property was built 1973 (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 damaged		✓	
13. Any room additions or structural changes?		✓	

Section 6 Comments: Son left hose on & created a back siphon into the basement. We repaired it and cleaned it up.

SECTION 7 – Environmental Conditions – Does the property have any of the following substances:

Section 7 – Environmental Conditions	YES	NO	Unknown
1. Asbestos			✓
2. Contaminated soil or water		✓	
3. Landfill or buried materials		✓	
4. Lead based paint or soil contamination			✓
5. Is there a lead service line			✓
6. Radon Gas- Mitigated _____Yes _____No What year _____ _____Active _____Passive Year Tested _____			✓
7. Mold - Professionally Mitigated _____Yes _____No What year _____		✓	
8. Underground Fuel, chemical or other type of storage tank		✓	
9. 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?		✓	
10. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		✓	

Section 7 – Environmental Conditions	N/A	YES	NO	Unknown
11. Has the property ever been used as an illegal drug manufacturing or distribution site. If yes, explain in comments			✓	
Questions 12, 12a, and 12b apply only to properties purchased and renovated with the intent to resell for compensation, commonly known as a "house flip". Such properties are subject to the Environmental Protection Agency's (EPA) Renovation, Repair and Painting (RRP Rule, 40 C.F.R. Part 745				
12. Is this property an investment property (non-owner-occupied) built prior to 1978? If "No", do not answer questions 12a and 12b.			✓	
12a. Did the seller: (i)purchase this property			✓	
(ii)perform or cause any renovation, repair, or painting work to be performed on it; and			✓	
(iii)intend to resell it for compensation If "Yes", continue to question 12b.				
12b. For all renovation, repair, or painting work performed on this property after the seller acquired it, was required testing and work performed by an EPA Lead-Safe Certified Firm using EPA Certified Renovators as required by the EPA's RRP Rule?			✓	

Section 7 Comments: _____

SECTION 8 - Title Conditions - Do any of the following conditions exist with regard to the real property?

Section 8 - Title Conditions	YES	NO	Unknown
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. Is the property located in a historical district?		✓	
6. Any lot-line disputes?		✓	
7. 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?		✓	
8. Any planned road or street expansions, improvements, or widening adjacent to the real property?		✓	
9. Any condominium, homeowners' HOA, or other type of association which has any authority over the real property? Name _____		✓	
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?		✓	

Section 8 - Title Conditions	YES	NO	Unknown
11. a. 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 or assessments 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?		✓	
19. Any private transfer fee obligation upon sale?		✓	

Section 8 Comments: _____

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SECTION 9 – Other Conditions - Do any of the following conditions exist with regard to the real property?

Section 9 - Other Conditions	YES	NO	Unknown
1. Is the property in a flood plain?		✓	
2. Is the property in a flood way?			
3. Are there any flooding, draining, or grading problems in connection to the real property?		✓	
4. Is trash service provided to the property? ____Public ____Private		✓	
5. Is the property connected to a natural gas system?		✓	
6. Has a pet lived on the property? Type(s) dogs, cats, Horses, goats, chickens	✓		
7. Are there any diseased or dead trees, or shrubs on the real property?	✓		

Section 9 - Other Conditions	YES	NO	Unknown
8. 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?		✓	
9. Infestations you are aware of: a. Any termites, wood destroying insects, or other pests on the Property? b. Any damage to the Property by termites, wood destroying insects or other pests? c. Any termite, wood destroying insects or other pest control treatments on the Property in the last five (5) years? If yes, list company, when and where treated_____		✓	

Section 9 Comments: _____

Section 10 – Comments. Please reference comments on items responded to above in Sections 1 through 9, with Section letter and item number.
Note: Use additional pages if necessary.

Section 6: #5, #11

If checked here _____ Section 10 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 Kyler David Odum dotloop verified 11/08/26 8:19 PM CST NVKW-4R4D-ZQUB-2BZ1 Date _____

Seller's Signature Johnna Odum Date 10-19-26

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 licensee 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 licensee, 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 licensee 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 _____

dotloop signature verification: dtlp.us/VenR-kSbP-jExe

"Smart Device" Disclosure/Information

The following disclosure/information form is provided to help both sellers and buyers prepare for the transition in ownership of a property with "smart devices" connected to the internet {"connected devices"}. Real Estate Licensees are not experts in these technologies and make no representations as to the condition, fitness, or merchantability of any connected devices.

A smart home device allows homeowners to control appliances, thermostats, lights, and other devices remotely through an internet connection.

For the Buyer

Once you have taken possession of your new property, please review the following checklist to help maximize your security and protect your privacy:

- Obtain confirmation from Seller(s) and vendors that Seller(s) no longer have administrative or user access to any connected device that is Included with the sale.
- Submit change of ownership and contact information to device manufacturers and service providers to ensure you receive security updates and manufacturer notifications.
- Update and modify all system passwords and usernames upon taking possession of your new property.
- Review devices' warranty and technical support policies. Consider disabling/ replacing devices no longer supported by the vendor.
- Review the configuration, privacy and data sharing settings for all devices and modify to your preferences.
- Run updates and contact manufacturers to confirm devices are patched with the latest software and firmware.
- Reset access and guest codes for home security systems, gates and garage door openers.
- Reset access codes for all other connected devices.

Buyer Name (Print): _____

Buyer Signature: _____

Buyer Name (Print): _____

Buyer Signature: _____

Date: _____

"Smart Device" Disclosure/Information

Property Address: 18566 S Somerset, North Platte, NE 69101

For the Seller

My property has the following connected devices (check all that apply):

☐ Modems, gateways, hubs, access points	☐ Included with sale	☑ Not included with sale
☐ Connected access for garage, locks, gates	☐ Included with sale	☑ Not included with sale
☐ External keypads for garage, locks, gates	☐ Included with sale	☑ Not included with sale
☐ Thermostats, HVAC, energy systems	☐ Included with sale	☑ Not included with sale
☐ Smart lighting systems	☐ Included with sale	☑ Not included with sale
☐ Home Security System	☐ Included with sale	☑ Not included with sale
☐ Smart refrigerator	☐ Included with sale	☑ Not included with sale
☐ Other:	☐ Included with sale	☑ Not included with sale

No later than closing, please provide Buyer with all system passwords/usernames for all connected devices that are included with sale as well as access and guest codes for home security systems, gates and garage door openers. Or, you may re-set connected devices to factory defaults and provide Buyer with default system passwords/usernames for all connected devices as well as home security systems, gates and garage door openers. Once the sale has closed, ensure that you no longer have administrative or user access to these systems so that you are prevented from continuing to be billed for services.

Seller Name (Print): David Kyler Odum

Seller Signature: Kyler David Odum dotloop verified 11/08/26 8:19 PM CST XGGN-JWES-D8EP-DYEO

Seller Name (Print): Johnna Savannah Odum

Seller Signature: Johnna Odum

Date: _____

Seller's Initials KDO 11/08/26 8:19 PM CST dotloop verified JO **Property Address** 18566 S Somerset, North Platte, NE 69101 **Buyer's Initials** ____ / ____

dotloop signature verification: dtlp.us/VenR-kSbP-jExe

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- Submit change of ownership and contact information to device manufacturers and service providers to ensure you receive security updates and manufacturer notifications.
- Update and modify all system passwords and usernames upon taking possession of your new property.
- Review devices' warranty and technical support policies. Consider disabling/ replacing devices no longer supported by the vendor.
- Review the configuration, privacy and data sharing settings for all devices and modify to your preferences.
- Run updates and contact manufacturers to confirm devices are patched with the latest software and firmware.
- Reset access and guest codes for home security systems, gates and garage door openers.
- Reset access codes for all other connected devices.

Buyer Name (Print): _____

Buyer Signature: _____

Buyer Name (Print): _____

Buyer Signature: _____

Date: _____

"Smart Device" Disclosure/Information

Property Address: 18566 S. Somerset Rd.

For the Seller

My property has the following connected devices (check all that apply):

☐ Modems, gateways, hubs, access points	☐ Included with sale	☐ Not included with sale
☐ Connected access for garage, locks, gates	☐ Included with sale	☐ Not included with sale
☐ External keypads for garage, locks, gates	☐ Included with sale	☐ Not included with sale
☐ Thermostats, HVAC, energy systems	☐ Included with sale	☐ Not included with sale
☐ Smart lighting systems	☐ Included with sale	☐ Not included with sale
☐ Home Security System	☐ Included with sale	☐ Not included with sale
☐ Smart refrigerator	☐ Included with sale	☐ Not included with sale
☐ Other:	☐ Included with sale	☐ Not included with sale

_____

_____

_____

No later than closing, please provide Buyer with all system passwords/usernames for all connected devices that are included with sale as well as access and guest codes for home security systems, gates and garage door openers. Or, you may re-set connected devices to factory defaults and provide Buyer with default system passwords/usernames for all connected devices as well as home security systems, gates and garage door openers. Once the sale has closed, ensure that you no longer have administrative or user access to these systems so that you are prevented from continuing to be billed for services.

Seller Name (Print): _____

Seller Signature: _____

Seller Name (Print): _____

Seller Signature: _____

Date: _____

Seller's Initials KDO 11/08/26 8:19 PM CST dotloop verified / JO **Property Address** 18566 S Somerset Rd. North Platte NE 69101 **Buyer's Initials** ____/____

dotloop signature verification: dtlp.us/VBox-obBC-Faq1

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

Lead Warning Statement 18566 S Somerset, North Platte, NE 69101

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 (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☑ 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 (check (i) or (ii) below):

(i) ☐ 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).

(ii) ☑ 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 (check (i) or (ii) below):

(i) ☐ 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

(ii) ☑ 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) ☑ 10/19/26 9:49 AM CDT dotloop verified 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.

Johnnie Adam 10-19-26		Kyler David Odum dotloop verified 11/08/26 8:19 PM CST HSSZ-QIU6-NI6V-ADUO	
Seller	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Tami Timmerman-Lashley dotloop verified 10/19/26 9:49 AM CDT XQRB-ZETS-UCRJ-BDXQ			
Agent	Date	Agent	Date