

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).

Seller _____ is X is not occupying the real property. How long has Seller owned the real property? _____ year(s)

This Disclosure Statement concerns the real property located at 11418-20 Camden Ave
 in the City of Omaha, County of Douglas, State of Nebraska legally described as Rivanna Estate lot 4 Block 8

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 so indicating, insert "N/A".

SELLER STATES THAT, TO THE BEST OF SELLER'S BELIEF AND 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 each item listed in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section, PART III of this Disclosure Statement. 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.

	Working	Not Working	Do Not Know If Working	None/Not Included		Working	Not Working	Do Not Know If Working	None/Not Included
SECTION A. Appliances									
Built-in vacuum system and equipment				X	9. Microwave Oven				X
Clothes dryer				X	10. Oven				
Clothes washer				X	11. Range	X			
Dishwasher	X				12. Refrigerator	X			
Disposal	X				13. Room air conditioner	X			
Freezer	X				14. TV antenna/satellite dish				X
Gas grill				X	15. Trnsh compactor				X
Range ventilation system	X			X	16. Other (specify)				X

	Working	Not Working	Do Not Know If Working	None/Not Included		Working	Not Working	Do Not Know If Working	None/Not Included
SECTION B. Electrical Systems									
Electrical service panel	X				7. Smoke/fire alarm	X			
(Capacity _____ amp, if known)					8. Room vent fan	X			
Fuse _____ Circuit Breakers					9. 220 volt service	X			
Ceiling fan(s)	X				10. Security system _____ owned _____ leased				X
Garage door opener/remote controller(s)	X				_____ Central station monitoring				
(number of controllers, if included _____)					11. Other (specify)				
Telephone wiring and jacks	X				12. Have you experienced any problems with the electrical system or its components? <u>X</u> no _____ yes				
Cable TV wiring and jacks	X				If yes, explain the condition in the Comments section, PART III of this Disclosure Statement				
Intercom or sound system wiring and built-in speakers				X					

	Working	Not Working	Do Not Know If Working	None/Not Included		Working	Not Working	Do Not Know If Working	None/Not Included
SECTION C. Heating and Cooling Systems									
Air purifier				X	7. Gas log				X
Attic fan				X	8. Gas starter (fireplace)				X
Whole house fan				X	9. Heat pump				X
Central air conditioning	X				10. Humidifier			X	X
Fireplace/fireplace insert	X				11. Propane tank (_____ rent _____ own)				
Heating system	X				12. Woodburning stove				
(<u>X</u> gas _____ electric _____ other, specify)					13. Other (specify)				

