

NEBRASKA REAL ESTATE COMMISSION
SELLER PROPERTY CONDITION DISCLOSURE STATEMENT
Residential Property

This disclosure statement is being provided in compliance with Nebraska law. State law requires the seller to complete this form (NEB. REV. STAT. §76-2,120).

How long has the seller owned this property? _____ year(s)
Is the seller currently living on the property? (Circle one) YES | NO
If yes, for how many years has the seller lived here? _____ year(s)
If no, has the seller ever lived on the property? (Circle one) YES | NO
If yes, from _____ (year) to _____ (year)

This disclosure form applies to the property located at

_____ in the city of _____, County of _____,
State of Nebraska and legally described as:

This form provides information about the condition of the property as known by the seller on the date it is signed. It is **not a warranty** of any kind by the seller or by any real estate agent, and **must not be considered a substitute for any inspections or warranties the buyer may wish to obtain**. The buyer may rely on the details given here when deciding whether and under what terms to purchase the property. Any agent involved in the transaction may share this form with others in connection with the sale. The information here is solely the seller's representation and is **not** the representation of any agent. It is also **not** intended to be part of the purchase contract between buyer and seller.

Note to Seller: You must complete this form in full. If a particular item does not apply, write "N/A" in the box. If the age of an item is unknown, write "UNK." If there are multiple items, record the total number in the space provided and mark each item's condition in the relevant box (Working, Not Working, or None/Not Included). Example: If there are three air conditioners—one works, one does not, one is excluded—mark "1" in each box and write "3" on the line. Additional explanations can be provided in **Part III**.

SELLER AFFIRMS THAT, TO THE BEST OF THEIR KNOWLEDGE, AS OF THE DATE THIS FORM IS COMPLETED AND SIGNED, THE CONDITION OF THE PROPERTY IS AS FOLLOWS:

PART I – If multiple items exist, the statements apply to all of them unless otherwise explained in **Part III**. If an item is not present on the property or won't be included in the sale, check only the "None/Not Included" box.

Section A – Appliances

	Working	Not Working	Unsure 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 & Equipment				
12. Range Ventilation Systems				
13. Gas Grill				
14. Room Air Conditioner (_____ units)				
15. TV Antenna / Satellite Dish				
16. Trash Compactor				

Section B – Electrical Systems

	Working	Not Working	Unsure if Working	None / Not Included
1. Electrical Service Panel (Capacity: ___ AMP, if known) ___ Fuse ___ Circuit Breakers				
2. Ceiling Fan(s) (_____ units)				

3. Garage Door Opener(s) (_____ units)
4. Garage Door Remote(s) (_____ units)
5. Garage Door Keypad(s) (_____ units)
6. Telephone Wiring & Jacks
7. Cable TV Wiring & Jacks
8. Intercom / Sound System Wiring
9. Built-in Speakers
10. Smoke Detectors (_____ units)
11. Fire Alarm
12. Carbon Monoxide Detector (_____ units)
13. Exhaust Fan(s) (_____ units)
14. 220-Volt Service
15. Security System ____ Owned ____
Leased ____ Centrally Monitored
16. Have you had any issues with the
electrical system or its parts? ____ YES
____ NO

If YES, explain in **Part III – Comments Section**.

Seller's Initials / Property Address _____ **Buyer's Initials /**

Section C – Heating and Cooling Systems

	Working	Not Working	Unsure if Working	None / Not Included
1. Air Purifier				
2. Attic Fan				
3. Whole-House Fan				
4. Central Air Conditioning – Installed in _____ (if known)				
5. Heating System – Installed in _____ (if known) ___ Gas ___ Electric ___ Other: _____				
6. Fireplace / Fireplace Insert				
7. Gas Log (Fireplace)				
8. Gas Starter (Fireplace)				
9. Heat Pump – Installed in _____ (if known)				
10. Humidifier				
11. Propane Tank – Installed in _____ (if known) ___ Rented ___ Owned				
12. Wood-Burning Stove – Installed in _____ (if known)				

Section D – Water Systems

	Working	Not Working	Unsure if Working	None / Not Included
1. Hot Tub / Whirlpool				
2. Plumbing (Water Supply)				
3. Swimming Pool				

4. a. Underground Sprinkler System
- b. Backflow Prevention Device
5. Water Heater – Installed in _____ (if known)
6. Water Purifier – Installed in _____ (if known)
7. Water Softener ____ Rented ____ Owned
8. Well System
-

Section E – Sewer Systems

- | | Working | Not Working | Unsure if Working | None / Not Included |
|------------------------------------|---------|-------------|-------------------|---------------------|
| 1. Plumbing (Drainage) | | | | |
| 2. Sump Pump (discharges to _____) | | | | |
| 3. Septic System | | | | |
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PART II – For Sections A, B, C, and D: If any response is “YES,” describe the condition in the comments section (Part III) of this form.

Section A – Structural Conditions

(If there are multiple items, the answers apply to all unless otherwise noted in Part III.)

- | | YES | NO | Unsure |
|---|-----|-----|--------|
| 1. Age of Roof (if known) _____ year(s) | N/A | N/A | |
| 2. Does the roof leak? | | | |
| 3. Has the roof ever leaked? | | | |
| 4. Is the roof currently damaged? | | | |
| 5. Has there been water entry in the basement or crawl space? | | | |

6. Has the property or any structure on it been damaged by wind, hail, fire, flood, water, settling, insects, or rodents?
7. Are there any structural issues with the property's buildings?
8. Is there current damage to the chimney?
9. Do any windows currently leak, or do any insulated windows have broken seals?

Section A – Structural Conditions (continued)

- | | YES | NO | Unsure |
|--|-----|-----|--------|
| 10. Year Property Built _____ (if known) | N/A | N/A | |
| 11. Has the property experienced movement or settling in any of these areas: | | | |
| – Foundation | | | |
| – Floor | | | |
| – Walls | | | |
| – Sidewalk | | | |
| – Patio | | | |
| – Driveway | | | |
| – Retaining Wall | | | |
| 12. Have there been any room additions or structural alterations? | | | |

Section B – Environmental Conditions

(If testing has been done for any of these, provide test results if available.)

- | | YES | NO | Unsure |
|--|-----|----|--------|
| 1. Asbestos | | | |
| 2. Contaminated Soil or Water (including drinking water) | | | |
| 3. Buried Waste or Landfill Materials | | | |

4. Lead-Based Paint
 5. Radon Gas
 6. Toxic Materials
 7. Underground Fuel, Chemical, or Storage Tank
 8. Have you been notified within the past 3 years by the Noxious Weed Control Authority about noxious weeds on this property (per Nebraska law N.A.C. Title 25, Ch. 10)?
 9. Hazardous Substances, Materials, or Products identified by the EPA or Nebraska's authorized agency (excluding common household cleaners)?
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Seller's Initials / Property Address _____ **Buyer's Initials /**

Section C – Title Conditions

(Do any of the following apply to the property?)

YES NO Unsure

1. Are there shared features such as walls, fences, or driveways?
2. Are there easements other than standard utility easements?
3. Are there any encroachments?
4. Are there zoning violations, non-conforming uses, or setback violations?
5. Are there any lot-line disputes?
6. Have you been informed of, or are you aware of, any work planned or to be performed by a city, county, or utility near the property (such as sidewalks, sewers, streets, power, gas, or water lines)?
7. Are there planned expansions, improvements, or widening of roads adjacent to the property?
8. Is the property subject to a condominium, homeowners', or other association?
9. Is there a private transfer fee due upon sale?
10. Does ownership of the property grant access to "common area" facilities (e.g., pools, tennis courts, walkways)?
11. Is there a shared/common wall or walls?
 - a. If yes, is there a party wall agreement?
12. Have there been any lawsuits involving this property during the seller's ownership?
13. Have you received notices from any government or quasi-government agency regarding this property?
14. Are there unpaid bills or claims from others for labor or materials related to this property?
15. Are there deed restrictions or other recorded restrictions on this property?
16. Are there any unsatisfied judgments against the seller?

17. Is there any dispute concerning access rights to this property?

18. Are there any other title issues that could affect this property?

Section D – Other Conditions

(Do any of the following apply to the property?)

YES NO Unsure

1. a. Is the house and its improvements connected to a public water system?

b. If yes, is the system working?

2. a. Is the house and its improvements connected to a private, community, or Sanitary Improvement District (SID) water system?

b. If yes, is the system working?

3.a. If on a private or SID water system, is the water supply adequate for daily household use (showers, laundry, etc.)?

4.a. Is the house and its improvements connected to a public sewer system?

b. If yes, is the system working?

5. a. Is the house and its improvements connected to a community (non-public) or SID sewer system?

b. If yes, is the system working?

6 a. Is the house and its improvements connected to a septic system?

b. If yes, is the system working?

7. Has the home's main sewer line ever backed up or shown slow drainage?

8.a. Is the property located in a flood plain?

b. Is the property in a floodway?

9. Is trash service provided? If so, is it ____ Public ____ Private

10. Have the structures been tested/mitigated for radon? If yes, date:
// _____

11. Is the property connected to natural gas?
12. Have pets lived on the property? Type(s): _____
13. Are there diseased or dead trees/shrubs on the property?
14. Are there flooding, drainage, or grading issues on the property?
- 15.a. Have you filed any insurance or warranty claims regarding the property?
- b. Were the related repairs completed?
16. Are you aware of any problems with the exterior wall-covering (e.g., siding, masonry, stucco, synthetic materials)?

Section E – Cleaning / Servicing Conditions

(Have you ever had the following done? Please state the most recent year.)

	YEAR	YES	NO	Unsure	None / Not Included
1. Air conditioner serviced					
2. Fireplace/chimney cleaned					
3. Furnace serviced					
4. Professional inspection of furnace or HVAC system					
5. Septic system serviced					
6. Wood-burning stove/chimney cleaned					
7. Treatment for wood-destroying insects/rodents					
8. Well water tested					
9. Well water serviced/treated					

Seller's Initials / Property Address _____ **Buyer's Initials /**

PART III – Comments

(Use this section to explain any "YES" responses in Part I or Part II. Please reference the Section letter and item number. Add extra pages if needed.)

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.☐ Check here if additional comment pages are attached.

SELLER'S CERTIFICATION

The undersigned Seller(s) certify that this disclosure statement, consisting of _____ pages (*including any extra comment sheets*), has been completed by the Seller. The Seller affirms that this disclosure statement reflects the Seller's knowledge and belief as of the date signed below.

Seller's Signature _____ Date _____

Seller's Signature _____ Date _____

ACKNOWLEDGEMENT OF RECEIPT, UNDERSTANDING, AND CERTIFICATION

I/We acknowledge receiving a copy of the above Seller Property Condition Disclosure Statement. I/We understand that this disclosure statement:

- It is **not a warranty** of any kind by the Seller or by any agent representing a party to the transaction.
- Should **not be relied upon as a substitute** for any inspections or warranties that I/We may wish to obtain.
- Contains information that represents only the Seller's knowledge, not that of any agent.
- It is **not part of the purchase contract** between Seller and Buyer.

I/We further acknowledge that this disclosure statement was delivered to me/us or to my/our agent on or before the effective date of any contract entered into regarding the described property.

Purchaser's Signature _____ Date

Purchaser's Signature _____ Date