



# NEBRASKA REAL ESTATE COMMISSION

## SELLER'S 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? 17 year(s)  
Is seller currently occupying the property? (Circle one) YES | NO. If yes, how long has the seller occupied the property? 17 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 1126 Timber Lake DR  
in the city of FREMONT, County of SARASOTA, State of Nebraska and legally described as:

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

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 ____ circuit breakers	X			
2. Ceiling fan(s) ( <u>2</u> number)	X			
3. Garage door opener(s) ( <u>2</u> number)	X			
4. Garage door remote(s) ( <u>2</u> number)	X			
5. Garage door keypad(s) ( <u>2</u> number)	X			
6. Telephone wiring and jacks	X			
7. Cable TV wiring and jacks	X			
8. Intercom or sound system wiring	X			
9. Built-in speakers	X			
10. Smoke detectors ( <u>6</u> number)	X			
11. Fire alarm	X			
12. Room ventilation/exhaust fan ( <u>1</u> number)	X			
13. 220 volt service	X			
14. Security System X Owned ____ Leased ____ Central station monitoring	X			
15. 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 JS Property Address 1126 Timber Lake DR Buyer's Initials /

Section C - Heating and Cooling Systems	Working	Not Working	Do not Know if working	None / Not Included
1. Air purifier				X
2. Attic fan				X
3. Whole house fan				X
4. Central air conditioning 1998 year installed (if known)	X			
5. Heating system 1998 year installed (if known) Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Other (specify _____)	X			
6. Fireplace / Fireplace Insert	X			
7. Gas log (fireplace)				X
8. Gas starter (fireplace)	X			
9. Heat pump 1998 year installed (if known)				
10. Humidifier	X			
11. Propane Tank 1998 year installed (if known) Rent <input checked="" type="checkbox"/> Own <input type="checkbox"/>				
12. Wood-burning stove _____ year installed (if known)				X

Section D - Water Systems	Working	Not Working	Do not Know if working	None / Not Included
1. Hot tub / whirlpool				X
2. Plumbing (water supply) <u>Well</u>	X			
3. Swimming pool				X
4. a. Underground sprinkler system	X			
b. Back-flow prevention system	X			
5. Water heater <u>1998</u> year installed (if known)				
6. Water purifier _____ year installed (if known)				X
7. Water softener <u>1998</u> Rent _____ Own _____	X			
8. Well system	X			
Section E - Sewer Systems	Working	Not Working	Do not Know if working	None / Not Included
1. Plumbing (water drainage)	X			
2. Sump pump (discharges to <u>Ground</u> )	X			
3. Septic System	X			

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) <u>1998</u> year(s)	N/A	N/A	
2. Does the roof leak?		NO	
3. Has the roof leaked?	YES		
4. Is there presently damage to the roof?		NO	
5. Has there been water intrusion in the basement or crawl space?		NO	
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?		NO	
7. Are there any structural problems with the structures on the real property?		NO	
8. Is there presently damage to the chimney?		NO	
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?		NO	

Section A - Structural Conditions	YES	NO	Do not Know
10. Year property was built <u>1998</u> (if known)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:	-----	NO	-----
- Foundation		NO	
- Floor		NO	
- Wall		NO	
- Sidewalk		NO	
- Patio		NO	
- Driveway		NO	
- Retaining wall		NO	
12. Any room additions or structural changes?		NO	

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		NO	
2. Contaminated soil or water (including drinking water)		NO	
3. Landfill or buried materials		NO	
4. Lead-based paint		NO	

Section B - Environmental Conditions	YES	NO	Do not Know
5. Radon gas		NO	
6. Toxic materials		NO	
7. Underground fuel, chemical or other type of storage tank?		NO	
8. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		NO	

Seller's Initials JS Property Address 1126 Plum Bay Lane NE Buyer's Initials 1

## 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?		<input checked="" type="checkbox"/>	
2. Any easements, other than normal utility easements?		<input checked="" type="checkbox"/>	
3. Any encroachments?		<input checked="" type="checkbox"/>	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		<input checked="" type="checkbox"/>	
5. Any lot-line disputes?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		<input checked="" type="checkbox"/>	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		<input checked="" type="checkbox"/>	
9. Any private transfer fee obligation upon sale?		<input checked="" type="checkbox"/>	

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?	<input checked="" type="checkbox"/>		
11. Is there a common wall or walls?		<input checked="" type="checkbox"/>	
b. Is there a party wall agreement?		<input checked="" type="checkbox"/>	
12. Any lawsuits regarding this property during the ownership of the seller?		<input checked="" type="checkbox"/>	
13. Any notices from any governmental or quasi-governmental agency affecting the real property?		<input checked="" type="checkbox"/>	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		<input checked="" type="checkbox"/>	
15. Any deed restrictions or other restrictions of record affecting the real property?		<input checked="" type="checkbox"/>	
16. Any unsatisfied judgments against the seller?		<input checked="" type="checkbox"/>	
17. Any dispute regarding a right of access to the real property?		<input checked="" type="checkbox"/>	
18. Any other title conditions which might affect the real property?		<input checked="" type="checkbox"/>	

## 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?		<input checked="" type="checkbox"/>	
b. Is the system operational?	<input checked="" type="checkbox"/>		
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>		
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.)?	<input checked="" type="checkbox"/>		
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?			<input checked="" type="checkbox"/>
b. Is the system operational?			<input checked="" type="checkbox"/>
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>		
6. a. Are the dwelling(s) and the improvements connected to a septic system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>		
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?		<input checked="" type="checkbox"/>	

Section D - Other Conditions	YES	NO	Do not Know
8. a. Is the real property in a flood plain?		<input checked="" type="checkbox"/>	
b. Is the real property in a floodway?		<input checked="" type="checkbox"/>	
9. Is trash removal service provided to the real property? If so, are the trash services _____ public _____ private		<input checked="" type="checkbox"/>	
10. Have the structures been mitigated for radon? If yes, when? ____/____/____		<input checked="" type="checkbox"/>	
11. Is the property connected to a natural gas system?		<input checked="" type="checkbox"/>	
12. Has a pet lived on the property? Type(s) _____	<input checked="" type="checkbox"/>		
13. Are there any diseased or dead trees, or shrubs on the real property?		<input checked="" type="checkbox"/>	
14. Are there any flooding, drainage, or grading problems in connection to the real property?		<input checked="" type="checkbox"/>	
15. a. Have you made any insurance or manufacturer claims with regard to the real property?			<input checked="" type="checkbox"/>
b. Were all repairs related to the above claims completed?			<input checked="" type="checkbox"/>
15. 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?		<input checked="" type="checkbox"/>	

## 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	2015	<input checked="" type="checkbox"/>			
2. Cleaning of fireplace, including chimney			<input checked="" type="checkbox"/>		
3. Servicing of furnace	2015				
4. Professional inspection of furnace A/C (HVAC) System	2015				
5. Servicing of septic system			<input checked="" type="checkbox"/>		

Section E - Cleaning/Servicing Conditions	YEAR	YES	NO	Do not know	None / Not Included
6. Cleaning of wood-burning stove, including chimney			<input checked="" type="checkbox"/>		
7. Treatment for wood-destroying insects or rodents			<input checked="" type="checkbox"/>		
8. Tested well water			<input checked="" type="checkbox"/>		
9. Serviced / treated well water			<input checked="" type="checkbox"/>		

Seller's Initials LS Property Address 1126 Non Ba Lane Dr Buyer's Initials I

**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.

To the best of my knowledge  
I have answered all full  
questions truthfully

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 \_\_\_\_\_ 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

*[Signature]*

Date

9-12-15

Seller's Signature

*[Signature]*

Date

09/12/15

#### 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

Seller's Initials \_\_\_\_\_/\_\_\_\_\_

Property Address

1126 Timberline Dr

Buyer's Initials \_\_\_\_\_/\_\_\_\_\_

1126 Timberline Dr.  
Fremont, Ne 68025

2.83 acres with landscaping trees surround the outline of the property.

Front of house professionally landscaped with flowers, bushes, trees.

All 4 sides of the house have windows to see the beautiful back yard.

The north side has panoramic view to the back area of trees and lights.

The north side view SOLD the owners to build this custom Ted Grace Home

Audio in every room of house, security system is a feature in this custom home.

Thus custom build home has, Large master bedroom, with suite master bathroom

Whirlpool tub, 2 sinks, large tile shower with a walk in closet.

Bedroom also on main floor of this custom ranch has a secret closet to great for

a bedroom or a office with desk and custom built cabinets.

Formal dining room 2 chandeliers one over dining table, one in the grand entry at

night this shows out the front of the house, also wood floors.

Window treatments wood shutters custom, some drapes or custom shades .

Living room like all the other rooms has a view of the beautiful back area

Fireplace with marble surround, two story entry, form dining room, living room round stair case.

Kitchen Large island with wood floors fireplace, setting room, large pantry, powder room of kitchen. Main floor util plus mudroom with cabinets lost of storage in every room. Large dining room area for table and chairs also setting room with fireplace Large window also a long the back of house to see views from every room.

Kitchen step out to the deck, sunroom view of the back also a walk out door to side yard.

Main floor has many areas of custom cabinets, custom closets and doors crown molding must see this beautiful home to recognize all the quality of a one of a kind custom Ted Grace home.

1123 Timberline Dr.  
Fremont, Ne 68025

Lower level back is all glass patio doors and windows to enjoy the patio and back area

From main house to lower level a custom build round staircase from the main entry to outside. 2 large bedroom an Jack and Jill bathroom. Also a bath for the family or rec room

A second kitchen or bar area with sink and dishwasher media room and a playroom

A second large room was a office area but has a lot of possible uses. Audio in all room security system, 2 furnace, 2 water heaters all custom cabinets.

This custom home must be seen to appreciate all the custom woodwork, closet doors and large rooms.

Oversized garage 3 units, storage unit has a garage door also for mowers makes for easy access to yard. Also a large cemented parking area just behind garages.

Close to Fremont, Valley, Lincoln, West Omaha, this is the best private living but back in town in a few minutes.