

Brell Realty Auction

CHEKLIST FOR CLOSING REQUIREMENTS:

Please Choose a Business or Write in Your Preference for Each of the following if it is your desire to have an inspection in that area. Sellers selections are recommendations only. Buyers selections are authorizing/ordering.

PLUMBING INSPECTION

Anderson Bros, Holdrege	308-995-4481	_____
Jones Plumbing	308-324-3333	_____
Linden's Plumbing	308-324-4929	_____
Cozad Service, Inc.	308-784-3477	_____
Lammels-Ararahoe	308-926-7710	_____
Advantage Plumbing	308-325-3038	_____
Area Services, Overton	308-325-1753	_____
Kirby Plumbing	308-325-0517	_____
River Valley Services	308-697-4815	_____
Dawson Co. Climate Control	308-784-5217	_____

Seller Buyer

MOLD INSPECTION

ServiceMaster	308-324-3072	_____
Cozad Carpet Cleaning	308-784-3708	_____
Jelco	308-746-1401	_____
Integrity Home Inspection	308-627-5471	_____

Seller Buyer

HOME INSPECTION

Integrity Home Inspection	308-627-5471	_____
B & L Construction	308-539-1237	_____
Witt Construction	308-345-4464	_____
Walt Fick	308-440-4157	_____
Wayne Lammel	308-962-7881	_____

TITLE INSURANCE

Todd Wilson PC	308-785-2320	_____
Phelps Title Company	308-995-4622	_____
H.O. Smith	308-324-2216	_____
Heldt & McKeone	308-324-5151	_____
Hart, Dawson & Sudbeck	308-784-4580	_____
McCook Abstract Company	308-345-4900	_____

ROOF/STRUCTURAL

Mike Blivens	308-746-4235	_____
Roof Pros	308-708-0850	_____
T.L. Sund	308-324-6286	_____
Peaque Roofing	308-320-1408	_____
Glurs, Oxford	308-991-7795	_____

ELECTRICAL INSPECTION

Bill Nott	308-962-7428	_____
Fagot Electric	308-324-4018	_____
Colin Hinds	308-324-7331	_____
Kratzer Electric	308-324-6145	_____
Primary Electric	308-324-2418	_____
S&S Electric-Arapahoe	308-962-7410	_____
Moonlight Electric <i>Davy Schutz</i>	308-325-5479	_____
Martin Electric	308-324-4241	_____
Shane Area	308-325-7490	_____

HEATING & AIR

River Valley Services	308-697-4815	_____
Fagot Electric	308-324-4018	_____
Dawson Co. Climate Control	308-784-5217	_____
Primary Electric	308-324-2418	_____
Anderson Bros, Holdrege	308-995-4481	_____
Cozad Services	308-784-3477	_____
Day & Night Services	308-962-7710	_____

OTHER

CIS Edaphic (Radon)	308-325-5455	_____
Radon-Integrity Home Insp	308-627-5471	_____
DHHA Well & Septic	308-535-8134	_____
Kirk's Trenching	308-325-0123	_____
Walking A Survey	308-876-2101	_____
Miller & Associates	308-995-6677	_____
Mid-Nebraska Well Drilling	308-746-1479	_____

TERMITE INSPECTION

Environmental Pest Control	308-325-2833	_____
Dawson Pest Control-	308-325-5602	_____
D&L Pest Control-McCook	308-345-2249	_____
Brico Pest Control-Indianola	308-655-0197	_____
Reliable Pest Control-Holdrege	308-995-6773	_____

Seller's Signature Thavis Ballew Date 03/16/2019 06:15 PM GMT

Buyer's Signature _____ Date _____

Seller's Signature Amis Ballew Date 03/16/2019 06:24 PM GMT

Buyer's Signature _____ Date _____

Seller's Insurance Company _____

Buyer's Insurance Company _____

Existing Home Disclosure Acknowledgement

Please confirm the following:



1. That you are buying a pre-owned home. It is not in new condition. You should not expect it to be perfect.
2. It is recommended that you obtain a general home inspection from a qualified inspector to determine the integrity and external components of the dwelling. All the inspections should be completed within 10 days after the final acceptance (or per stated in the purchase agreement)
3. That if you have specific concerns about the property such as, but not limited to: the condition of the roof or basement, furnace or air conditioning, plumbing or electrical service, structural integrity, the lot size or the location of boundaries, whether the home is on a well water system, or whether it has a septic or sewer system; we urge you to obtain an inspection by a qualified professional trained in your specific area of concern.
4. We can not guarantee that a child will attend a certain school in the school district or which schools children would attend. If zoning or future zoning or whether there are any potential code violations are important factors in your decision to purchase the property, you are urged to verify this yourself, as any information you receive may not be accurate.
5. Information on the Sellers Property Disclosure form has not been verified. If any items on said disclosure are concerns, you should seek professional advice. A home warranty or CAP Program is something you may look into and is available for you to purchase.
6. That upon your walk-through inspection prior to closing, you determine non-compliance of the working condition of the heating, air conditioning, water heater, sewer, plumbing, electrical systems, or any built-in appliances, you should either:
 - a. ensure repairs are made prior to closing
 - b. request sufficient funds to be withheld from the seller to assure compliance.

or

 - c. Not close until satisfactory written agreement is reached

REALTORS® can not be liable for defects and malfunctions in the property.

I have read and understand the above and acknowledge receiving copy of the same.

<i>Travis Ballew</i>	 03/16/2019 06:15 PM GMT	
Seller		Date
<i>Amy Ballew</i>	 03/16/2019 06:24 PM GMT	
Seller		Date
_____ Buyer		Date
_____ Buyer		Date