

Brell Realty Auction

CHECKLIST 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.

Seller Buyer

Seller Buyer

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-Arapahoe	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

MOLD INSPECTION

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

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

ELECTRIC 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 _____

Date 12-16-18

Buyer's Signature _____

Date _____

Seller's Signature _____

Date 2/16/2018

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.

Seller

Date

Seller

Date

Buyer

Date

Buyer

Date



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



Lead Warning Statement

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 for property located at 503 1st Ave, Elwood NE 68937 (address)

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

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

(ii) RB 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 (initial (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) RB Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (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 Acknowledgement (initial)

(f) RB 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.

Leah Ann Breen
Seller

12-16-18
Date

Quanda Lemmings
Seller

12/16/2018
Date

Leah Ann Breen
Purchaser

12-16-18
Date

Quanda Lemmings
Purchaser

12/16/2018
Date

Agent

Date

Agent

Date