

# 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-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

### 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 *Marvin Schurz* Date 6-25-20-19

Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_

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.*

Martijn Schwarz  
Seller

June 25, 2019  
Date

Seller

Date

Buyer

Date

Buyer

Date