

**CHECKLIST FOR CLOSING REQUIREMENTS:**

Please CHOOSE Your Preferences for the Following IF it is your desire to have an inspection in that area.

Seller Buyer

Seller Buyer

**PLUMBING INSPECTION**

Anderson Bros, Holdrege	308-995-4481		
Jones Plumbing	308-324-3333		
Cozad Service, Inc.	308-784-3477		
360 Inspections Plus/Rob Mass	308-660-3724		
Day & Night Services	308-926-7710		
Linden's Plumbing	308-324-4929		
Area Services, Overton	308-325-1753		
River Valley Services	308-697-4815		

**HOME INSPECTION**

Ingegrity Home Inspection	308-627-5471		
Know Your Home Inspection	308-440-4157		
Witt Construction	308-345-4464		
360 Inspections Plus/Rob Mass	308-660-3724		
DCL Construction	402-694-1719		
Invoice Home	308-529-0909		
Home Inspection Services	308-237-1024		
TFC Home Inspection	308-529-3976		

**TERMITE INSPECTION**

Dawson Pest Control	308-325-5602		
Brico Pest Control-Indianola	308-655-0197		
360 Inspections Plus/Rob Mass	308-660-3724		
Reliable Pest Control-Holdrege	308-995-6773		
D&L Pest Control-McCook	308-345-2249		

**HEATING & AIR**

Day & Night Services	308-962-7710		
Area Electrical Services	308-325-7490		
Fagot Electric	308-324-4018		
360 Inspections Plus/Rob Mass	308-660-3724		
Primary Electric	308-324-2418		
Schroeder Heating & Air	308-325-5229		
River Valley Services	308-697-4815		
Dawson Co. Climate Control	308-784-5217		
Anderson Bros, Holdrege	308-995-4481		
Cozad Services	308-784-3477		

**OTHER**

Miller & Associates (Survey)	308-995-6677		
DFHA Well & Septic	308-535-8134		
Kirk's Trenching	308-325-0123		
360 Inspections Plus/Well	308-660-3724		

**ELECTRICAL INSPECTION**

Fagot Electric	308-324-4018		
Moonlight Electric	308-325-5479		
Area Electrical Services	308-325-7490		
Primary Electric	308-324-2418		
Flash Electric	308-325-4483		
Cozad Services	308-784-3477		
Mike's Electric	308-784-4392		
360 Inspections Plus-Rob Mass	308-660-3724		
Bill Nott	308-962-7428		

**TITLE INSURANCE**

H.O. Smith	308-324-2216		
Phelps Title Company	308-995-4622		
McCook Abstract Company	308-345-4900		
Heldt & McKeone & Copley	308-324-5151		
Hart, Dawson & Sudbeck	308-784-4580		

**ROOF/STRUCTURAL**

Pick's Roofing-Johnson Lake	308-440-9665		
T.L. Sund	308-324-6286		
Complete Roofing	308-440-9665		
360 Inspections Plus/Rob Mass	308-660-3724		
Peaque Roofing	308-320-1408		
Glurs-Oxford	308-991-7795		
MB Exteriors LLC, Matt Bliven	308-320-8105		

**RADON**

Radon-Integrity Home Insp	308-627-5471		
Property Pros (Litigation Only)	308-627-8059		
360 Inspections Plus/Rob Mass	308-660-3724		
Radon Test Kit-Two Rivers	308-995-4778		
Radon Mitigation Business	800-334-9491		

**MOLD INSPECTION**

Service Master	308-324-3072		
Jelco	308-746-1401		
Integrity Home Inspection	308-627-5471		
360 Inspections Plus/Rob Mass	308-660-3724		
Cozad Carpet Cleaning	308-784-3708		

**GUTTERS**

Platte Valley Seamless Gutters	308-324-4453		
Byrns Custom Gutters	308-802-5963		
C & S Seamless Gutters	308-520-3494		

Seller's Signature

Date:

Authentisign

Douglas Stagemeyer, PCA  
 6/13/2022 9:02:47 AM CDT

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.*

Authentisign  
 Douglas Stagemeyer, PBA  
 6/13/2022 9:02:49 AM CDT

06/13/2022

Seller

Date

Seller

Date

Buyer

Date

Buyer

Date