

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.

**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  
 Day & Night Servcies 308-926-7710  
 Advantage Plumbing 308-325-3038  
 Area Services, Overton 308-325-1753  
~~Mike's Plumbing 308-325-0000~~  
 River Valley Services 308-697-4815

Seller Buyer


**TITLE INSURANCE**

H.O. Smith 308-324-221  
 Phelps Title Company 308-995-4622  
 McCook Abstract Company 308-345-4900  
 Heldt & McKeone 308-324-5151  
 Hart, ~~\_\_\_\_\_~~ & Sudbeck 308-784-4580


**ELECTRICAL INSPECTION**

Bill Nott 308-962-7428  
 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


**TERMITE INSPECTION**

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


**OTHER**

Walking A Survey 308-876-2101  
 Miller & Associates (Survey) 308-995-6677  
 DHHA Well & Septic 308-535-8134  
 Kirk's Trenching 308-325-0123


**GUTTERS**

Estrada Construction 308-746-2662  
 Byrns Custom Gutters 308-802-5963  
 C & S Seamless Gutters 308-520-3494  
 Platte Valley Seamless Gutters 308-324-4453


**MOLD INSPECTION**

ServiceMaster 308-324-3072  
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 Integrity Home Inspection 308-627-5471

Seller Buyer


**HOME INSPECTION**

Integrity Home Inspection 308-627-5471  
 Know Your Home Inspection 308-440-4157  
 Witt Construction 308-345-4464  
 Wayne Lammel 308-962-7881  
 DCL Construction/Inspections 402-694-1719  
 Invoice Home 308-529-0909  
 Home Inspection Services 308-237-1024  
 TFC Home Inspection 308-529-3976


**ROOF/STRUCTURAL**

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 T.L. Sund 308-324-6286  
 Mike Blivens 308-746-4235  
 Glurs, Oxford 308-991-7795  
 Peaque Roofing 308-320-1408  
 Complete Roofing 308-440-9665


**HEATING & AIR**

Day & Night Services 308-962-7710  
 Area Electrical Services 308-325-7490  
 Schroeder Heating & Air 308-325-5229  
 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


**RADON**

Radon-Integrity Home Insp 308-627-5471  
 Propety Pros (Radon) 308-627-8059  
 Randon Test Kit-Two Rivers 308-995-4778  
 Randon Mitigation Business 800-334-9491  
 CIS Edaphic (Radon) 308-325-5455


Seller's Signature [Signature] Date 3-25-21 Buyer's Signature \_\_\_\_\_ Date \_\_\_\_\_  
 Seller's Signature [Signature] Date 3-25-21 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.*

<small>Authentisign</small> <b>David Grafton</b> <small>03/25/2021 9:12:30 PM CDT</small>	03/25/2021
<small>Seller Authentisign</small> <b>Becky J Grafton</b> <small>03/25/2021 9:17:02 PM CDT</small>	Date 03/25/2021
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.

Seller's Disclosure for property located at 414 Newell, Cozad, NE 69130 (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)

DC (ii) BJG 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).

DC (ii) BJG 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) LB 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.

Authentisign David Grafton 03/25/2021 Seller 03/25/2021 9:12:36 PM CDT Date

Authentisign Becky J Grafton 03/25/2021 Seller 03/25/2021 9:17:00 PM CDT Date

Purchaser Date Leahann Breen 3-25-21 Agent Date

Purchaser Date Agent Date