CHEKLIST FOR CLOSING REQUIREMENTS:

Uvdated: 2/2021

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.

		Seller	Ruver			G 11	<b>T</b>
PLUMBING INSPECTION	ſ	Beller .	Duyor	MOLD INSPECTION		Seller	Buyer
Anderson Bros, Holdrege	308-995-4481			ServiceMaster	308-324-3072		
Jones Plumbing	308-324-3333			Cozad Carpet Cleaning	308-784-3708		G 2-0-14-1
Linden's Plumbing	308-324-4929			Jelco	308-746-1401		
Cozad Service, Inc.	308-784-3477			Integrity Home Inspection	308-627-5471		
Day & Night Servcies	308-926-7710		5.03	rionic inspection	300-027-3471	l	
Advantage Plumbing	308-325-3038			HOME INSPECTION			
Area Services, Overton	308-325-1753		SMA	Integrity Home Inspection	308-627-5471	I	
Kirby Plumbing	308-325-0517			Know Your Home Inspection	308-440-4157		
River Valley Services	308-697-4815			Witt Construction	308-345-4464		
				Wayne Lammel	308-962-7881		
TITLE INSURANCE				DCL Construction/Inspections	402-694-1719		
H.O. Smith	308-324-221			Invoice Home	308-529-0909		
Phelps Title Company	308-995-4622			Home Inspection Services	308-237-1024		A SECTION
McCook Abstract Company	308-345-4900			TFC Home Inspection	308-529-3976		SIRIA II
Heldt & McKeone	308-324-5151	(3)		~		Ya	
Hart, Dawson & Sudbeck	308-784-4580			ROOF/STRUCTURAL			
EI ECODYCY THE				Pick's Roofing	308-440-9665	<u>[</u>	
ELECTRICL INSPECTION		press		T.L. Sund	308-324-6286		
Bill Nott	308-962-7428			Mike Blivens	308-746-4235		
Fagot Electric	308-324-4018			Glurs, Oxford	308-991-7795		00000
Moonlight Electric	308-325-5479			Peaque Roofing	308-320-1408	X	
Area Electrical Services	308-325-7490			Complete Roofing	308-440-9665		
Primary Electric Flash Electric	308-324-2418						
Cozad Services	308-325-4483			HEATING & AIR			
Mike's Electric	308-784-3477			Day & Night Services	308-962-7710		
Mike S Electric	308-784-4392			Area Electrical Services	308-325-7490		
TERMITE INSPECTION				Schroeder Heating & Air	308-325-5229		0
Dawson Pest Control-	200 225 5602	f list of		River Valley Services	308-697-4815		
D&L Pest Control-McCook	308-325-5602			Fagot Electric	308-324-4018		
Brico Pest Control-Indianola	308-345-2249			Dawson Co. Climate Control	308-784-5217	178	
Reliable Pest Control-Holdrege	308-655-0197			Primary Electric	308-324-2418	145	
Remable 1 est Control-Holdrege	300-993-0773			Anderson Bros, Holdrege	308-995-4481		
OTHER				Cozad Services	308-784-3477		
Walking A Survey	308-876-2101	Production of the second		DADON			
Miller & Associates (Survey)	308-995-6677			RADON		parties.	
DHHA Well & Septic	308-535-8134			Radon-Integrity Home Insp	308-627-5471		
Kirk's Trenching	308-325-0123	1200			308-627-8059		
		Language Company		Randon Test Kit-Two Rivers	308-995-4778		
				Randon Mitigation Business	800-334-9491		
GUTTERS				CIS Edaphic (Radon)	308-325-5455 _		
Estrada Construction	308-746-2662						
Byrns Custom Gutters	308-802-5963						
ALITHUR COLORS IN THE COLORS	308-520-3494						
	308-324-4453						
Seller's Signature Labl Just	Date	e_3-6-21	I	Buyer's Signature	Date		
Seller's Signature Valla J	acob Date	3-6-2	/ E	Buyer's Signature	Date		
Seller's Insurance Company	The Color		E	Buyer's Insurance Company_			
	teen Isacs + Muellor						
111001	I I dellor.						



## 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 locat  (a) Presence of lead-based paint and/or lea  (i) Known lead-based pa	id-based paint ha	Union, Bertrand, NE zards (initial (i) or (ii) below): pased paint hazards are present in the	
(b) Records and reports available to the sel	ller (initial (i) or a purchaser with	all available records and reports no	
(ii) Seller has no reports of paint hazards in the housi	r records pertain ng.	ing to lead-based paint and/or lead-	based
Purchaser's Acknowledgement (initial (c) Purchaser has received copies of (d) Purchaser has received the pamp (e) Purchaser has (check (i)or (ii) below):	fall information	listed above. r Family From Lead in Your Home	
(i) received a 10-day opportion for the pres	ortunity (or mutu sence of lead-bas	ally agreed upon period) to conduct ed paint and/or lead based paint haz	t a risk assessment or cards; or
(ii) waived the opportunit based paint and/or lea	y to conduct a ris	k assessment or inspection for the	
Agent's Acknowledgement (initial)  (f) \( \frac{\mathcal{L}}{\mathcal{L}} \) Agent has informed the seller of the responsibility to ensure compliant.	the seller's obliga ce.	tions under 42 U.S.C. 4852d and is	aware of his/her
Certification of Accuracy The following parties have reviewed the info hey have provided is true and accurate.	rmation above ar	nd certify, to the best of their knowl	ledge, that the information
Seller 3	2-6-21 Date	Seller Jacab	3-6-21 Date
Purchaser	Date	Purchaser	Date
Agent L. Nolsew 3	-6-2021 Date	Agent	Date

## **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.

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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 A D	3-6-21		
Paula Hacolo	Date 3 - 6-21		
Seller	Date	The state of the s	
Buyer	Date		
Buyer	Date		