

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

PLUMBING INSPECTION

Anderson Bros, Holdrege	308-995-4481	<input type="checkbox"/>	<input type="checkbox"/>
Jones Plumbing	308-324-3333	<input type="checkbox"/>	<input type="checkbox"/>
Linden's Plumbing	308-324-4929	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Service, Inc.	308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>
Lammels-Ararahpoe	308-926-7710	<input type="checkbox"/>	<input type="checkbox"/>
Advantage Plumbing	308-325-3038	<input type="checkbox"/>	<input type="checkbox"/>
Area Services, Overton	308-325-1753	<input type="checkbox"/>	<input type="checkbox"/>
Kirby Plumbing	308-325-0517	<input type="checkbox"/>	<input type="checkbox"/>
River Valley Services	308-697-4815	<input type="checkbox"/>	<input type="checkbox"/>
Dawson Co. Climate Control	308-784-5217	<input type="checkbox"/>	<input type="checkbox"/>

MOLD INSPECTION

ServiceMaster	308-324-3072	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Carpet Cleaning	308-784-3708	<input type="checkbox"/>	<input type="checkbox"/>
Jelco	308-746-1401	<input type="checkbox"/>	<input type="checkbox"/>
Integrity Home Inspection	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>

Seller Buyer

HOME INSPECTION

Integrity Home Inspection	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
B & L Construction	308-539-1237	<input type="checkbox"/>	<input type="checkbox"/>
Witt Construction	308-345-4464	<input type="checkbox"/>	<input type="checkbox"/>
Walt Fick	308-440-4157	<input type="checkbox"/>	<input type="checkbox"/>
Wayne Lammel	308-962-7881	<input type="checkbox"/>	<input type="checkbox"/>

TITLE INSURANCE

Todd Wilson PC	308-785-2320	<input type="checkbox"/>	<input type="checkbox"/>
Phelps Title Company	308-995-4622	<input type="checkbox"/>	<input type="checkbox"/>
H.O. Smith	308-324-2216	<input type="checkbox"/>	<input type="checkbox"/>
Heldt & McKeone	308-324-5151	<input type="checkbox"/>	<input type="checkbox"/>
Hart, Dawson & Sudbeck	308-784-4580	<input type="checkbox"/>	<input type="checkbox"/>
McCook Abstract Company	308-345-4900	<input type="checkbox"/>	<input type="checkbox"/>

ROOF/STRUCTURAL

Mike Blivens	308-746-4235	<input type="checkbox"/>	<input type="checkbox"/>
Roof Pros	308-708-0850	<input type="checkbox"/>	<input type="checkbox"/>
T.L. Sund	308-324-6286	<input type="checkbox"/>	<input type="checkbox"/>
Peaque Roofing	308-320-1408	<input type="checkbox"/>	<input type="checkbox"/>
Glurs, Oxford	308-991-7795	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL INSPECTION

Bill Nott	308-962-7428	<input type="checkbox"/>	<input type="checkbox"/>
Fagot Electric	308-324-4018	<input type="checkbox"/>	<input type="checkbox"/>
Colin Hinds	308-324-7331	<input type="checkbox"/>	<input type="checkbox"/>
Kratzer Electric	308-324-6145	<input type="checkbox"/>	<input type="checkbox"/>
Primary Electric	308-324-2418	<input type="checkbox"/>	<input type="checkbox"/>
S&S Electric-Arapahoe	308-962-7410	<input type="checkbox"/>	<input type="checkbox"/>
Moonlight Electric Davy Schutz	308-325-5479	<input type="checkbox"/>	<input type="checkbox"/>
Martin Electric	308-324-4241	<input type="checkbox"/>	<input type="checkbox"/>
Shane Area	308-325-7490	<input type="checkbox"/>	<input type="checkbox"/>

HEATING & AIR

River Valley Services	308-697-4815	<input type="checkbox"/>	<input type="checkbox"/>
Fagot Electric	308-324-4018	<input type="checkbox"/>	<input type="checkbox"/>
Dawson Co. Climate Control	308-784-5217	<input type="checkbox"/>	<input type="checkbox"/>
Primary Electric	308-324-2418	<input type="checkbox"/>	<input type="checkbox"/>
Anderson Bros, Holdrege	308-995-4481	<input type="checkbox"/>	<input type="checkbox"/>
Cozad Services	308-784-3477	<input type="checkbox"/>	<input type="checkbox"/>
Day & Night Services	308-962-7710	<input type="checkbox"/>	<input type="checkbox"/>

TERMITE INSPECTION

Environmental Pest Control	308-325-2833	<input type="checkbox"/>	<input type="checkbox"/>
Dawson Pest Control-	308-325-5602	<input type="checkbox"/>	<input type="checkbox"/>
D&L Pest Control-McCook	308-345-2249	<input type="checkbox"/>	<input type="checkbox"/>
Brico Pest Control-Indianola	308-655-0197	<input type="checkbox"/>	<input type="checkbox"/>
Reliable Pest Control-Holdrege	308-995-6773	<input type="checkbox"/>	<input type="checkbox"/>

OTHER

CIS Edaphic (Radon)	308-325-5455	<input type="checkbox"/>	<input type="checkbox"/>
Radon-Integrity Home Insp	308-627-5471	<input type="checkbox"/>	<input type="checkbox"/>
DHHA Well & Septic	308-535-8134	<input type="checkbox"/>	<input type="checkbox"/>
Kirk's Trenching	308-325-0123	<input type="checkbox"/>	<input type="checkbox"/>
Walking A Survey	308-876-2101	<input type="checkbox"/>	<input type="checkbox"/>
Miller & Associates	308-995-6677	<input type="checkbox"/>	<input type="checkbox"/>
Mid-Nebraska Well Drilling	308-746-1479	<input type="checkbox"/>	<input type="checkbox"/>

Seller's Signature *Chad Ruff* Date 4-23-19

Buyer's Signature _____ Date _____

Seller's Signature *Becky Driftm* Date 4-23-19

Buyer's Signature _____ Date _____

Seller's Insurance Company _____

Buyer's Insurance Company _____

Existing Home Disclosure Acknowledgement

Please confirm the following:

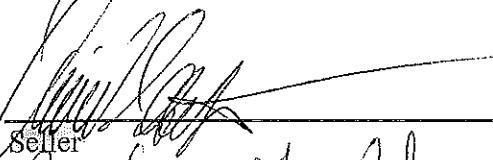
1. That you are buying a pre-owned home. It is not in new condition. You should not expect it to be perfect.
2. It is recommended that you obtain a general home inspection from a qualified inspector to determine the integrity and external components of the dwelling. All the inspections should be completed 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


Seller

Date 4-23-14

Date 4-25-14

Buyer Date

Buyer Date



NEBRASKA REAL ESTATE COMMISSION
SELLER PROPERTY CONDITION DISCLOSURE STATEMENT
Residential Real Property

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the property? 3 year(s)
 Is seller currently occupying the property? (Circle one) YES NO If yes, how long has the seller occupied the property? 3 year(s)
 If no, has the seller ever occupied the property? (Circle one) YES | NO If yes, when? From _____ (year) to _____ (year)

This disclosure statement concerns the real property located at 39 Park Lane DR,
 in the city of Johnson Lake, County of Gosper, State of Nebraska and legally described as:
36 8 22 Lot 3A Bullhead Point Sec 1 Improvements Only Located Upon
PT E 1/2-SE 1/4 5-8-22, Gosper County, NE

This statement is a disclosure of the condition of the real property known by the seller on the date on which this statement is signed. This statement is **NOT** a warranty of any kind by the seller or any agent representing a principal in the transaction, and should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the numbered in the appropriate box. For example – if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I – If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A - Appliances	Working	Not Working	Do Not Know If Working	None / Not Included
1. Refrigerator	<input checked="" type="checkbox"/>			
2. Clothes Dryer	<input checked="" type="checkbox"/>			
3. Clothes Washer	<input checked="" type="checkbox"/>			
4. Dishwasher	<input checked="" type="checkbox"/>			
5. Garbage Disposal	<input checked="" type="checkbox"/>			
6. Freezer				<input checked="" type="checkbox"/>
7. Oven	<input checked="" type="checkbox"/>			
8. Range	<input checked="" type="checkbox"/>			
9. Cooktop				<input checked="" type="checkbox"/>
10. Microwave oven	<input checked="" type="checkbox"/>			
11. Built-in vacuum system and equipment				<input checked="" type="checkbox"/>
12. Range ventilation systems				<input checked="" type="checkbox"/>
13. Gas grill				<input checked="" type="checkbox"/>
14. Room air conditioner (____ number)				<input checked="" type="checkbox"/>
15. TV antenna / Satellite dish	<input checked="" type="checkbox"/>			
16. Trash compactor				<input checked="" type="checkbox"/>

Section B - Electrical Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Electrical service panel capacity				
<u>200</u> AMP Capacity (if known)	<input checked="" type="checkbox"/>			
____ fuse <u>X</u> circuit breakers				
2. Ceiling fan(s) (____ <u>4</u> number)	<input checked="" type="checkbox"/>			
3. Garage door opener(s) (____ <u>1</u> number)	<input checked="" type="checkbox"/>			
4. Garage door remote(s) (____ <u>2</u> number)	<input checked="" type="checkbox"/>			
5. Garage door keypad(s) (____ <u>1</u> number)	<input checked="" type="checkbox"/>			
6. Telephone wiring and jacks				<input checked="" type="checkbox"/>
7. Cable TV wiring and jacks	<u>1</u>			<input checked="" type="checkbox"/>
8. Intercom or sound system wiring				<input checked="" type="checkbox"/>
9. Built-in speakers				<input checked="" type="checkbox"/>
10. Smoke detectors (____ <u>6</u> number)			<input checked="" type="checkbox"/>	
11. Fire alarm				<input checked="" type="checkbox"/>
12. Carbon Monoxide Alarm (____ <u>1</u> number)	<input checked="" type="checkbox"/>			
13. Room ventilation/exhaust fan (____ <u>2</u> number)	<input checked="" type="checkbox"/>			
14. 220 volt service	<input checked="" type="checkbox"/>			
15. Security System				<input checked="" type="checkbox"/>
____ Owned ____ Leased				
____ Central station monitoring				
16. Have you experienced any problems with the electrical system or its components?	If YES, explain the condition in the comments section in PART III of this disclosure statement.			
____ YES <u>X</u> NO				

Seller's Initials DLG / PB Property Address 39 Park Lane DR 28, Johnson Lake Buyer's Initials ____ / ____

Section C - Heating and Cooling Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Air purifier				✓
2. Attic fan				✓
3. Whole house fan				✓
4. Central air conditioning 2016 year installed (if known)	✓			
5. Heating system 2016 year installed (if known) Gas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Other (specify _____)	✓			
6. Fireplace / Fireplace Insert				✓
7. Gas log (fireplace)				✓
8. Gas starter (fireplace)				✓
9. Heat pump 2016 year installed (if known)	✓			
10. Humidifier				
11. Propane Tank _____ year installed (if known) Rent _____ Own _____				✓
12. Wood-burning stove 2016 year installed (if known)	✓			

Section D - Water Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Hot tub / whirlpool	✓			
2. Plumbing (water supply)	✓			
3. Swimming pool				✓
4. a. Underground sprinkler system				✓
b. Back-flow prevention system				✓
5. Water heater 2016 year installed (if known)	✓			
6. Water purifier _____ year installed (if known)				✓
7. Water softener _____ Rent _____ Own _____				✓
8. Well system <i>Managed By Assoc</i>	✓			

Section E - Sewer Systems	Working	Not Working	Do Not Know If Working	None / Not Included
1. Plumbing (water drainage)	✓			
2. Sump pump (discharges to _____)				✓
3. Septic System				✓

PART II - In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Section A - Structural Conditions	YES	NO	Do Not Know
1. Age of roof (if known) 2016 year(s)	N/A	N/A	
2. Does the roof leak?	✓		
3. Has the roof leaked?		✓	
4. Is there presently damage to the roof?		✓	
5. Has there been water intrusion in the basement or crawl space?		✓	
6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?		✓	
7. Are there any structural problems with the structures on the real property?		✓	
8. Is there presently damage to the chimney?		✓	
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?		✓	

Section A - Structural Conditions	YES	NO	Do Not Know
10. Year property was built 2016 (if known)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:			
- Foundation		✓	
- Floor		✓	
- Wall		✓	
- Sidewalk		✓	
- Patio		✓	
- Driveway		✓	
- Retaining wall		✓	
12. Any room additions or structural changes?		✓	

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

Section B - Environmental Conditions	YES	NO	Do Not Know
1. Asbestos		✓	
2. Contaminated soil or water (including drinking water)		✓	
3. Landfill or buried materials		✓	
4. Lead-based paint		✓	
5. Radon gas			✓
6. Toxic materials		✓	

Section B - Environmental Conditions	YES	NO	Do Not Know
7. Underground fuel, chemical or other type of storage tank?		✓	
8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the property?		✓	
9. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		✓	

Seller's Initials DC/BB Property Address 39 Park Lane DR, Johnson Lake Buyer's Initials _____

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Section C - Title Conditions	YES	NO	Do Not Know
1. Any features, such as walls, fences and driveways which are shared?		<input checked="" type="checkbox"/>	
2. Any easements, other than normal utility easements?		<input checked="" type="checkbox"/>	
3. Any encroachments? <i>Tree North Side</i>	<input checked="" type="checkbox"/>		
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		<input checked="" type="checkbox"/>	
5. Any lot-line disputes?		<input checked="" type="checkbox"/>	
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?		<input checked="" type="checkbox"/>	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		<input checked="" type="checkbox"/>	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?	<input checked="" type="checkbox"/>		
9. Any private transfer fee obligation upon sale?	<input checked="" type="checkbox"/>		

Section C - Title Conditions	YES	NO	Do Not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?	<input checked="" type="checkbox"/>		
11. Is there a common wall or walls?		<input checked="" type="checkbox"/>	
b. Is there a party wall agreement?		<input checked="" type="checkbox"/>	
12. Any lawsuits regarding this property during the ownership of the seller?		<input checked="" type="checkbox"/>	
13. Any notices from any governmental or quasi-governmental agency affecting the real property?		<input checked="" type="checkbox"/>	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		<input checked="" type="checkbox"/>	
15. Any deed restrictions or other restrictions of record affecting the real property?		<input checked="" type="checkbox"/>	
16. Any unsatisfied judgments against the seller?		<input checked="" type="checkbox"/>	
17. Any dispute regarding a right of access to the real property?		<input checked="" type="checkbox"/>	
18. Any other title conditions which might affect the real property?		<input checked="" type="checkbox"/>	

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do Not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>		
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?	<input checked="" type="checkbox"/>		
4. a. Are the dwelling(s) and the improvements connected to a public sewer system?		<input checked="" type="checkbox"/>	
b. Is the system operational?	<input checked="" type="checkbox"/>		
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system?	<input checked="" type="checkbox"/>		
b. Is the system operational?	<input checked="" type="checkbox"/>		
6. a. Are the dwelling(s) and the improvements connected to a septic system?		<input checked="" type="checkbox"/>	
b. Is the system operational?		<input checked="" type="checkbox"/>	
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?		<input checked="" type="checkbox"/>	

Section D - Other Conditions	YES	NO	Do Not Know
8. a. Is the real property in a flood plain?		<input checked="" type="checkbox"/>	
b. Is the real property in a floodway?		<input checked="" type="checkbox"/>	
9. Is trash removal service provided to the real property? If so, are the trash services public <input checked="" type="checkbox"/> private <input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Have the structures been mitigated for radon? If yes, when? <i>1/1/11</i>		<input checked="" type="checkbox"/>	
11. Is the property connected to a natural gas system?		<input checked="" type="checkbox"/>	
12. Has a pet lived on the property? Type(s) <i>Cat, dog, horse</i>	<input checked="" type="checkbox"/>		
13. Are there any diseased or dead trees, or shrubs on the real property?		<input checked="" type="checkbox"/>	
14. Are there any flooding, drainage, or grading problems in connection to the real property?		<input checked="" type="checkbox"/>	
15. a. Have you made any insurance or manufacturer claims with regard to the real property?		<input checked="" type="checkbox"/>	
b. Were all repairs related to the above claims completed?		<input checked="" type="checkbox"/>	
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?		<input checked="" type="checkbox"/>	

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
1. Servicing of air conditioner	<i>Nov 2016</i>		<input checked="" type="checkbox"/>		
2. Cleaning of fireplace, including chimney					<input checked="" type="checkbox"/>
3. Servicing of furnace	<i>Nov 2016</i>	<input checked="" type="checkbox"/>			
4. Professional inspection of furnace A/C (HVAC) System	<i>2016</i>		<input checked="" type="checkbox"/>		
5. Servicing of septic system					<input checked="" type="checkbox"/>

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do Not Know	None / Not Included
6. Cleaning of wood-burning stove, including chimney	<i>Nov 2016</i>	<input checked="" type="checkbox"/>			
7. Treatment for wood-destroying insects or rodents			<input checked="" type="checkbox"/>		
8. Tested well water		<input checked="" type="checkbox"/>			
9. Serviced / treated well water				<input checked="" type="checkbox"/>	

Seller's Initials *DK / RB* Property Address 39 Park Lane DR, Johnson Lake Buyer's Initials /

Note: Use additional pages if necessary.

SELLER'S CERTIFICATION

Seller's Signature

Date _____

4/-23-19

Seller's Signature

Date

4-23-19

I/we acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature _____ Date _____

Purchaser's Signature _____ Date _____