

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.

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-Araraphoe	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	_____	_____

Seller Buyer

MOLD INSPECTION

ServiceMaster	308-324-3072	_____	_____
Cozad Carpet Cleaning	308-784-3708	_____	_____
Jelco	308-746-1401	_____	_____
Integrity Home Inspection	308-627-5471	_____	_____

Seller Buyer

HOME INSPECTION

Integrity Home Inspection	308-627-5471	_____	_____
B & L Construction	308-539-1237	_____	_____
Witt Construction	308-345-4464	_____	_____
Wayne Lammel	308-962-7881	_____	_____
Walt Fick	308-440-4157	_____	_____

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	_____	_____

ELECTRICAL 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	_____	_____
Cozad Services	308-784-3477	_____	_____
Mike's Electric	308-784-4392	_____	_____
Martin Electric	308-324-4241	_____	_____
Shane Area	308-325-7490	_____	_____
Moonlight Electric Davy Schutz	308-325-5479	_____	_____

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	_____	_____

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	_____	_____

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	_____	_____

Seller's Signature Kelly M. Gaylor Date 8-27-18

Buyer's Signature _____ Date _____

Seller's Signature Carol A. Gaylor Date 8-27-18

Buyer's Signature _____ Date _____

Seller's Insurance Company Nation wide Ins. (Allied)

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.

<u>Kelly D. Gaylin</u>	<u>8-27-18</u>
Seller	Date
<u>Carol A. Hylleson</u>	<u>8-27-18</u>
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. 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 located at 608 Oakland Ave, Elwood NE 68937 (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)

(ii) Ky Coy 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).

(ii) Ky Coy 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) Ky 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.

Kelly M. Gynther 8-27-18
Seller Date

Carol A. Gynther 8-27-18
Seller Date

Kelly M. Gynther 8-27-18
Purchaser Date
Kelly M. Gynther 8-27-18
Agent Date

Purchaser Date

Agent Date