Brell Realty

Auction CHEKLIST 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.

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DI IIMDING DIGDEGERO		Seller	Buyer	•		Seller	Buyer
PLUMBING INSPECTION				MOLD INSPECTION			,
Anderson Bros, Holdrege	308-995-4481			ServiceMaster	308-324-3072		450
Jones Plumbing	308-324-3333		North State	Cozad Carpet Cleaning	308-784-3708		Maria de Villa
Linden's Plumbing	308-324-4929			Jelco	308-746-1401		
Cozad Service, Inc.	308-784-3477	-		Integrity Home Inspection	308-627-5471		on Extend
Lammels-Araraphoe Precision Plumbing	308-926-7710						•
Area Services, Overton	308-325-8590			HOME INSPECTION			
Kirby Plumbing	308-325-1753			Integrity Home Inspection	308-627-5471		
River Valley Services	308-325-0517			B & L Construction	308-539-1237		Tele Tree
River valley Services	308-697-4815	_X		Witt Construction	308-345-4464		
				Wayne Lammel	308-962-7881		
				Walt Fick	308-440-4157		
TITLE INSURANCE				A-1 Property Inspection	308-440-0865		
H.O. Smith	308-324-221			Advantage Property Inspection			
Phelps Title Company	308-995-4622			Invoice Home	308-529-0909		
McCook Abstract Company	308-345-4900			Home Inspection Services	308-237-1024		
Heldt & McKeone	308-324-5151	*		TFC Home Inspection	308-529-3976		
Hart, Dawson & Sudbeck	308-784-4580			DCL Construction/Inspections	402-694-1719		
Hart, Dawson & Sudocck	300-704-4380		11	DOOF/CEDY/CETY			
ELECTRICL INSPECTION	p.			ROOF/STRUCTURAL			
Bill Nott	308-962-7428	×		T.L. Sund	308-324-6286		
Fagot Electric	308-324-4018			Mike Blivens	308-746-4235		
Colin Hinds	308-324-7331	<u>1</u>		Glurs, Oxford	308-991-7795	X	
Area Electrical Services	308-325-7490			Peaque Roofing	308-320-1408	<u> </u>	
Primary Electric	308-324-2418			HEATING & AIR			
S&S Electric-Arapahoe	308-962-7410			Cozad Services	200 704 2477		SALIN DOWN
Cozad Services	308-784-3477			Day & Night Services	308-784-3477		
Mike's Electric	308-784-4392			Area Electrical Services	308-962-7710		
Martin Electric	308-324-4241			Schroeder Heating & Air	308-325-7490		
Shane Area	308-325-7490	- 6		River Valley Services	308-325-5229	V	
Moonlight Electric Davy Schut.				Fagot Electric	308-697-4815 308-324-4018		
Flash Electric	308-325-4483			Dawson Co. Climate Control	308-784-5217		
Cozad Services	308-784-3477			Primary Electric	308-784-3217		-045-105
Stacy Kubolt	308-785-2327			Anderson Bros, Holdrege	308-995-4481		
	Section Colonial Association Colonial Colonia Colonial Colonial Colonial Co			inderson Bros, Holdrege	500-993-4461		
TERMITE INSPECTION				RADON			
Central Termite Control	308-870-1888		10 PM	Radon-Integrity Home Insp	308-627-5471	10	1000
Dawson Pest Control-	308-325-5602			CIS Edaphic (Radon)	308-325-5455		
D&L Pest Control-McCook	308-345-2249			Propety Pros (Radon)	308-627-8059		
Brico Pest Control-Indianola	308-655-0197	X		Randon Test Kit-Two Rivers	308-995-4778	01	
Reliable Pest Control-Holdrege	308-995-6773			Randon Mitigation Business	800-334-9491		B : Irini
OTHER					-	-	
OTHER		1000		GUTTERS			
Walking A Survey	308-876-2101			Estrada Construction	308-746-2662		Le Ch
Miller & Associates (Survey)	308-995-6677	1		Byrns Custom Gutters	308-802-5963		
DHHA Well & Septic	308-535-8134	100		C & S Seamless Gutters	308-520-3494		1,52
Kirk's Trenching	308-325-0123 _			Platte Valley Seamless Gutters	308-324-4453	h	
Seller's Signature Kathy (Houg Dar	te 06-16	-20	Buyer's Signature	Date		
Caller's Ciamet						*	
Seller's Signature/	Dat	te		Buyer's Signature	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.

Kathy C. Kong	06-16-20
Seller	Date
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 814	Dolan St, Cambrid	ge, NE 69022 (address)
(a) Presence of lead-based paint and/or lead-based paint (i) Known lead-based paint and /or lead	hazards (initial (i) or (ii) below): d-based paint hazards are present i	, ,
(ii) X K Seller has no knowledge of lead-bas	sed paint and/or lead based paint h	nazards in the housing.
(b) Records and reports available to the seller (initial (i) c (i) Seller has provided the purchaser we and/or lead-based paint hazards in the housing (li	or (ii) below):	
(ii) Seller has no reports or records perta paint hazards in the housing.	ining to lead-based paint and/or le	ead-based
Purchaser's Acknowledgement (initial) (c) Purchaser has received copies of all information (d) Purchaser has received the pamphlet Protect Yo (e) Purchaser has (check (i)or (ii) below):	n listed above. our Family From Lead in Your Ho	эте.
(i) received a 10-day opportunity (or mui inspection for the presence of lead-ba	tually agreed upon period) to cond ased paint and/or lead based paint	luct a risk assessment or
(ii) waived the opportunity to conduct a r based paint and/or lead-based paint h	risk assessment or inspection for t	he presence of lead-
Agent's Acknowledgement (initial) (f) Agent has informed the seller of the seller's oblig responsibility to ensure compliance.	gations under 42 U.S.C. 4852d and	d is aware of his/her
Certification of Accuracy The following parties have reviewed the information above a they have provided is true and accurate.	and certify, to the best of their kno	owledge, that the information
Seller J Date	Seller	Date
Purchaser Date	Purchaser	Date
Agent Date	Agent	Date