

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.

PLUMBING INSPECTION

		Seller	Buyer
Anderson Bros, Holdrege	308-995-4481	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jones Plumbing	308-324-3333	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Linden's Plumbing	308-324-4929	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cozad Service, Inc.	308-784-3477	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Day & Night Servcies	308-926-7710	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Advantage Plumbing	308-325-3038	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Area Services, Overton	308-325-1753	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kirby Plumbing	308-325-0517	<input type="checkbox"/>	<input checked="" type="checkbox"/>
River Valley Services	308-697-4815	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TITLE INSURANCE

		Seller	Buyer
H.O. Smith	308-324-221	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phelps Title Company	308-995-4622	<input type="checkbox"/>	<input checked="" type="checkbox"/>
McCook Abstract Company	308-345-4900	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heldt & McKeone	308-324-5151	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hart, Dawson & Sudbeck	308-784-4580	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ELECTRICL INSPECTION

		Seller	Buyer
Bill Nott	308-962-7428	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fagot Electric	308-324-4018	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Moonlight Electric	308-325-5479	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Area Electrical Services	308-325-7490	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Primary Electric	308-324-2418	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flash Electric	308-325-4483	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cozad Services	308-784-3477	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike's Electric	308-784-4392	<input type="checkbox"/>	<input checked="" type="checkbox"/>

TERMITE INSPECTION

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

OTHER

		Seller	Buyer
Walking A Survey	308-876-2101	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Miller & Associates (Survey)	308-995-6677	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DHHA Well & Septic	308-535-8134	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Kirk's Trenching	308-325-0123	<input type="checkbox"/>	<input checked="" type="checkbox"/>

GUTTERS

		Seller	Buyer
Estrada Construction	308-746-2662	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Byrns Custom Gutters	308-802-5963	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C & S Seamless Gutters	308-520-3494	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Platte Valley Seamless Gutters	308-324-4453	<input type="checkbox"/>	<input checked="" type="checkbox"/>

MOLD INSPECTION

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

HOME INSPECTION

		Seller	Buyer
Integrity Home Inspection	308-627-5471	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Know Your Home Inspection	308-440-4157	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Witt Construction	308-345-4464	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wayne Lammel	308-962-7881	<input type="checkbox"/>	<input checked="" type="checkbox"/>

INVOICE HOME

		Seller	Buyer
Invoice Home	308-529-0909	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home Inspection Services	308-237-1024	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TFC Home Inspection	308-529-3976	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DCL Construction/Inspections	402-694-1719	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ROOF/STRUCTURAL

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

HEATING & AIR

		Seller	Buyer
Cozad Services	308-784-3477	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Day & Night Services	308-962-7710	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Area Electrical Services	308-325-7490	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schroeder Heating & Air	308-325-5229	<input type="checkbox"/>	<input checked="" type="checkbox"/>
River Valley Services	308-697-4815	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fagot Electric	308-324-4018	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dawson Co. Climate Control	308-784-5217	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Primary Electric	308-324-2418	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Anderson Bros, Holdrege	308-995-4481	<input type="checkbox"/>	<input checked="" type="checkbox"/>

RADON

		Seller	Buyer
Radon-Integrity Home Insp	308-627-5471	<input type="checkbox"/>	<input checked="" type="checkbox"/>
CIS Edaphic (Radon)	308-325-5455	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Propety Pros (Radon)	308-627-8059	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Randon Test Kit-Two Rivers	308-995-4778	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Randon Mitigation Business	800-334-9491	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Seller's Signature Charles L. Cheney Date 7/31/2020 Buyer's Signature _____ Date _____

Seller's Signature Rebecca L. Cheney Date 7/31/2020 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.

Charles Lee Chaney

Seller

7/31/2020

Date

Rebecca L. Chaney

Seller

7/31/2020

Date

Buyer

Date

Buyer

Date