

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.

Seller Buyer

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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
 Day & Night Servcies 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

<input type="checkbox"/>	<input type="checkbox"/>
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MOLD INSPECTION

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

<input type="checkbox"/>	<input type="checkbox"/>
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HOME INSPECTION

Integrity Home Inspection 308-627-5471
 Know Your Home Inspection 308-440-4157
 Witt Construction 308-345-4464
 Wayne Lammel 308-962-7881

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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TITLE INSURANCE

H.O. Smith 308-324-221
 Phelps Title Company 308-995-4622
 McCook Abstract Company 308-345-4900
 Heldt & McKeone 308-324-5151
 Hart, Dawson & Sudbeck 308-784-4580

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

<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICL INSPECTION

Bill Nott 308-962-7428
 Fagot Electric 308-324-4018
 Moonlight Electric 308-325-5479
 Area Electrical Services 308-325-7490
 Primary Electric 308-324-2418
 Flash Electric 308-325-4483
 Cozad Services 308-784-3477
 Mike's Electric 308-784-4392

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ROOF/STRUCTURAL

T.L. Sund 308-324-6286
 Mike Blivens 308-746-4235
 Glurs, Oxford 308-991-7795
 Peaque Roofing 308-320-1408

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HEATING & AIR

Cozad Services 308-784-3477
 Day & Night Services 308-962-7710
 Area Electrical Services 308-325-7490
 Schroeder Heating & Air 308-325-5229
 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

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TERMITE INSPECTION

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

<input type="checkbox"/>	<input type="checkbox"/>
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OTHER

Walking A Survey 308-876-2101
 Miller & Associates (Survey) 308-995-6677
 DHHA Well & Septic 308-535-8134
 Kirk's Trenching 308-325-0123

<input type="checkbox"/>	<input type="checkbox"/>
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RADON

Radon-Integrity Home Insp 308-627-5471
 CIS Edaphic (Radon) 308-325-5455
 Propety Pros (Radon) 308-627-8059
 Randon Test Kit-Two Rivers 308-995-4778
 Randon Mitigation Business 800-334-9491

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GUTTERS

Estrada Construction 308-746-2662
 Byrns Custom Gutters 308-802-5963
 C & S Seamless Gutters 308-520-3494
 Platte Valley Seamless Gutters 308-324-4453

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Seller's Signature _____ Date 11 Aug 20

Buyer's Signature _____ Date _____

Seller's Signature Elizabeth Janhan Date 8/11/2020

Buyer's Signature _____ Date _____

Seller's Insurance Company _____

Buyer's Insurance Company _____



**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 302 N Oxford 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) EST 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) EST 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) SEM 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.

<u>[Signature]</u> Seller	<u>11 Aug 20</u> Date	<u>Elizabeth Jenham</u> Seller	<u>8/11/2020</u> Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>Sarah L. Nelson</u> Agent	<u>8-11-2020</u> 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.
- 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.

	11 Aug 20
Seller	Date
Elizabeth Scamham	8/11/2020
Seller	Date

Buyer	Date
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Buyer	Date
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