

HOUSE AUCTION

December 16, 2021 - 2:00 p.m.



Milford, Nebraska

Auctioneer: Lance Larsen & Associates - Cordova, Nebraska

General Description

This 1 1/2 story house was constructed as a joint training project by these SCC programs: Building Construction Technology; Electrical Technology; and Heating, Ventilation, Air Conditioning and Refrigeration Technology.

This attractive "maintenance-free" exterior home contains approximately 2471 square feet of living space. Included are three bedrooms, three bathrooms, living room, family room, formal dining room, laundry room, and large kitchen with a large island. There is white primed trim and doors throughout the house with 9' high walls. Andersen double-glazed Low-E windows. All cabinetry throughout the house is custom oak, utilizing the shaker (mission) style fronts.

Heating-Cooling

The heating/cooling (heatpump) for the main floor of the house will be Champion. 14 SEER, 2 1/2 ton Air Conditioner and a High efficiency natural gas furnace (L.P. kit included., Honeywell touch screen thermostat, and a 50' line set.

The heating/cooling (heatpump) for the second floor of the house will be 1 1/2 ton 14 SEER heat pump with a 10 KW electric furnace. Furnace is installed and refrigerant lines are run to basement

The HVAC Department will install temporary HVAC equipment by students for performance testing purposes. The temporary equipment will be removed by the HVAC Department students before the home is moved. This HVAC system is installed in compliance with the International Mechanical Code and the City of Lincoln Code and amendments. The purchaser of the home is responsible to have a licensed and bonded HVAC contractor install the HVAC equipment that is designed and purchased and sent with the home after it is moved.

Plumbing

The house water supply piping is PEX and is piped for a water softener (water softener not included). The drainage piping is PVC Sch. 40. All faucets and trim are Moen with a 100 year warranty on cartreges. A 50 gallon electric water heater is included.

The plumbing fixtures are Max Aker, American Standard, In-Sink-Erator, Swanstaone and a Whirlpool dishwasher. A water supply has been installed for an ice maker in the refrigerator.

Electrical

The electrical service is a 200 amp, 40 space Cutler Hammer panel. Additional circuits are available for future basement and/or garage wiring, once the home has been moved and set. All wiring is done in accordance with the National Electrical Code. Fire alarms have also been installed for the homeowner's protection.

Telephone cable and TV (coaxial cable) have also been installed and brought to a central location to facilitate the hook-up of a telephone and antenna system.

All lighting in the house is LED; providing a great cost savings. Duplex Receptacle/USB combo devices have been installed for ease of charging electronic devices.

Installation of all electrical in house has been inspected and approved by the State Electrical Inspector.

Energy Conservation

The wall insulation is 5 1/2" Blown-in Batt System (BIBS) (R-22) in the wall cavity with 1/2" x 4' x 8' Zip Board sheathing by Huberwood Products on the exterior. The ceiling insulation is rated at R-38 in all areas of the home.

The Andersen clad windows are double glazed, with high performance Low E glass. The windows require no exterior painting.

Insulation is installed around window/door openings and electrical boxes to minimize infiltration of air in winter and summer months.



- Built to the standards of the IRC
- 2" x 6" exterior walls have 5 1/2" BIBS (Blown-in Batt System) (R-22) and blown-in insulation, R-38, occurs in all above ceiling areas
- Minimum 1/2" drywall throughout
- Andersen casement clad windows with Low-E glass and screens
- Landmark Architectural Asphalt Shingles
- Front, side doors and Patio Doors are insulated steel by Therma-Tru and Andersen.
- Locksets are Schlage
- Cabinet hardware is Knap & Vogt and Blum
- Siding (concrete based) is manufactured by James Hardie
- Seamless aluminum gutters
- **Basement plumbing, floor coverings, tile work, staining and painting to be provided by the purchaser**
- **Owner is responsible for insuring house immediately upon purchase**

Terms of the Sale

Terms of the sale are cash - 25% down on the day of the sale and the balance is due within 15 days. **Sale price is subject to 6 1/2 % sales tax.** The house must be moved by April 29, 2022 unless arrangements have been made with the Milford Campus Director.

The concrete/wood foundation, girder, posts, and exterior steps are not sold with the house. The house is to be purchased as is and the College will not supply materials/labor after December 16th, 2021.

The College reserves the right to enter the house with students for the purpose of training and to retain possession of a key after the sale until the date that the house is moved. The College reserves the right to bid on the house to protect expenses incurred on the project.

The heat pump must be installed by a technician certified for R-410a refrigerant to validate the warranty.

SCC reserves the right to reject any and all bids for inadequacy of price or for any other reason and to withdraw the auction home from sale at that time.

Visitors may tour the house by appointment from between 8:00 a.m. - 3:00 p.m. Monday-Thursday and Fridays from 8:00 a.m. - 12:00 noon. The auction is held inside the house (**MASKS WILL BE REQUIRED WHILE INSIDE**). For other information or questions, contact Jason Adams at (402) 761-8209 or at jadams@southeast.edu

Building Construction Technology

Jason Adams, Program Chair
Michael Howe, Steve Eisenmann
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Electrical Technology

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General Information