



## INSPECTIONS YOU SHOULD BE AWARE OF WHEN PURCHASING A PROPERTY

Unless otherwise specified in the Agreement, the physical condition of the property being purchased is not guaranteed by either the Seller or the Brokers. Buyers are strongly advised to perform property inspections in all purchases, and if they do not, they are going against the advice of their Broker.

### Common inspections you may choose to have performed:

- **Full Home Inspection:** Buyer is advised to conduct a whole home inspection in all purchases, no exceptions.
- **Radon Test:** Buyer is advised to perform a radon assessment during the inspection period. Visit <https://www.epa.gov/radon> for more information regarding radon.
- **Sewer Scope:** Buyer is advised to conduct a sewer scope during the inspection period to determine the condition of the sewer line.
- **Septic Inspection:** Advised in all purchases with a Septic System, including leach and drain fields when applicable.
- **Oil Tank Inspection:** Advised in all purchases with homes built prior to 1980 or with a suspicion of buried oil tanks.
- **Well Water System:** Advised in all purchases with a well on the property. Flow rate and water quality tests are most common.

### Additional Inspections you may choose to have performed, most commonly after a whole home inspection is performed, upon recommendation of further inspection by the home inspector:

- **Roof Inspections:** Recommended when roof was installed by seller or showing signs of interior leaking, moss growth on roof, curling of shingles, or added skylights /room additions.
- **Siding inspection:** When man-made siding is used and when divot/stucco material is used.
- **Pest and Dry Rot Inspection:** If evidence is present of either, further inspections are advised.
- **Lead Based Paint:** Homes built prior to 1978 may present exposure to lead based paint which may place young children at risk of developing lead poisoning. Buyer is advised to perform tests if they have concerns.
- **Mold:** Mold is a natural occurrence. If the home inspector identifies potential mold in the property, Buyer is urged to have a specialist inspect the property to satisfy any concerns.
- **Asbestos:** If Buyer's home inspection shows areas of concern, further testing is advised.
- **Foundation/Concrete Inspection:** Buyer's Broker and the home inspector are not foundation specialists or structural engineers. Buyer is urged to verify foundation and structural integrity should there be any concerns.

If you exercise the right to perform inspections, and you should, you must do so in accordance with the terms of the Agreement. This is the best way for you to protect yourself. It is extremely important for you to read all written reports provided by professionals and to discuss the results of Inspections with the professional who conducted the Inspection. **Buyer agrees to hold the undersigned agent and their brokerage harmless and release them from claims of liability or responsibility for conditions discovered after close of escrow from any condition, problem or damage from buyers' failure to have the related inspection performed.**

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Client Signature

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Date

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Client Signature

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Date

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Broker Signature

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Date