

# GET A HOME INSPECTION

1 Name of Buyer(s) \_\_\_\_\_  
2 Property Address \_\_\_\_\_

3 **1. WHY A BUYER NEEDS A HOME INSPECTION.** A home inspection gives the Buyer more detailed information  
4 about the overall condition of the home prior to purchase. In a home inspection, a licensed inspector takes an in-depth,  
5 unbiased look at your potential new home to:  
6 a. Evaluate the physical condition: structure, construction, and mechanical systems.  
7 b. Identify items that need to be repaired or replaced.  
8 c. Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

9 **2. APPRAISALS ARE DIFFERENT FROM HOME INSPECTIONS.** An appraisal is different from a home  
10 inspection. Appraisals are for lenders; home inspections are for buyers. An appraisal is required for three reasons:  
11 a. to estimate the market value of a house.  
12 b. to make sure that the house meets Lender minimum property standards/requirements.  
13 c. to make sure that the house is marketable.

14 **3. LENDER DOES NOT GUARANTEE THE CONDITION OF YOUR POTENTIAL NEW HOME.** If you find  
15 problems with your new home after closing, the Lender cannot give or lend you money for repairs, and the Lender  
16 cannot buy the home back from you.

17 **4. RADON GAS TESTING.** The United States Environmental Protection Agency and the Surgeon General of the  
18 United States have recommended that all houses should be tested for radon. For more information on radon testing, call  
19 the National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236. As with a home inspection, if you decide  
20 to test for radon, you may do so before signing your contract, or you may do so after signing the contract as long as your  
21 contract states the sale of the home depends on your satisfaction with the results of the radon test.

22 **5. BE AN INFORMED BUYER.** It is your responsibility to be an informed buyer. Be sure that what you buy is  
23 satisfactory in every respect. You have the right to carefully examine your potential new home with a licensed home  
24 inspector. You may arrange to do so before signing your contract, or you may do so after signing the contract as long as  
25 the contract states that the sale of the home depends on the inspection.

26 **I/we understand the importance of getting an independent home inspection. I/we have considered this before signing**  
27 **a contract with the seller for a home. Furthermore, I/we have carefully read this notice and fully understand that the**  
28 **Lender will not perform a home inspection nor guarantee the price or condition of the property.**

- 29  **I/we choose to have a home inspection performed.**  
30  **I/we choose not to have a home inspection performed.**

31 The party(ies) below have signed and acknowledge receipt of a copy.

32 _____	_____
33 <b>BUYER</b>	<b>BUYER</b>
34 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
35 <b>Date</b>	<b>Date</b>

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