



HOME INSPECTIONS

WHY YOU SHOULD OBTAIN ONE

As a prospective home buyer are you sophisticated in identifying problem area in your potential new home? Most of us are not knowledgeable in identifying potential problem areas. You are in the process of making a very large investment, maybe the largest investment you'll ever make. For just a small investment now you may save substantial money in the future. Can you afford to not have a professional home inspector survey the premises for the integrity of the internal & external components of the dwelling.

Here are a few areas a home inspector should look at:

Structural: Many home inspection organizations have set standards on certain areas of the home that the home inspector looks at to determine the integrity of the essential internal structural components. Home inspectors are not structural engineers but can identify visual defects in these areas requiring immediate repairs.

Electrical: Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?

Plumbing: Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?

Built-in Appliances : Are they functioning properly ?

Safety Hazards : Home Inspectors are not environmental specialists, but they can identify many safety hazards or dangerous conditions.

Miscellaneous : Other items may or may not be included in a standard home inspection. Some of these may be : septic systems, roofs, drainage problems, wood decks, patios or other exterior structures. Be sure and verify which, if any, of these items are included in your home inspection.

Normally Not Included : Termite, geological or land subsidence surveys and environmental or pollution inspections which should be completed separately for your own protection.

Home inspectors provide a unique customer service in identifying existing problems, should there be any, and assisting in promoting and facilitating communication with the home seller. There are many home inspection companies to choose from. For a list of their companies please see the local yellow pages phone book.

Professional Services Disclosure

Buyer acknowledges and agrees to hold Southern Realty Enterprises, Inc. and its agents harmless from liability and responsibility in the purchase of the subject property and personality, and further agrees to buy said property in "As Is" condition without warranty, other than specified in the Contract for Sale and Purchase of said property. Buyer further acknowledges that services and assistance have been offered and/or recommended in this purchase by Southern Realty and its agents. Southern Realty Enterprises, Inc. and our associates are not qualified or authorized to give their opinions as to the condition of the components of properties and buyers should seek the opinions of professionals in a certain field. A few types are listed below.

Attorney Services, Professional Inspection, Roof Inspection, Well/Septic Inspection, Water Inspection, Pool/Spa Inspection, Termite Inspection, Homeowner's Insurance, Survey, Appraisal, Radon gas and insulation.

WE RECOMMEND YOU ALWAYS OBTAIN A GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREAS BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION.

Please acknowledge our recommendations for the above services, including an Independent Home Inspection.

Buyer - Signature

Please Print Name

Date

Buyer - Signature

Please Print Name

Date