

## Inspection/Warranty Disclosure and Waiver

We strongly recommend that the Buyer satisfy any concerns he or she may have as to the condition of the Property. The State of New Mexico does not regulate either the Home Inspection or the Home Warranty industries. Therefore, buyers are urged to seek qualified inspectors/companies. Buyers should make an effort to attend each inspection. The following inspections are available at the option of the Buyer as evidenced by the Buyer's initials below:

**Note: The following costs are approximate. Items inspected will vary per inspection company. Inspectors generally do not check for code compliance. Inspections may or may not reveal unknown conditions.**

**Full Home Inspection:** This is a visual, non-invasive inspection. It typically includes the Structural Inspection plus the following items: electrical, plumbing, heating/air conditioning, built-in-appliances, windows/doors, fireplaces, grounds and drainage, sprinklers, and a room by room review. Safety checks are also typically performed for carbon monoxide, gas leaks, smoke detectors and garage door opener safety. The inspector does not look into walls, under carpets, take apart equipment, or move items for access. NO warranties are implied or expressed.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$275-\$400

**Wood Destroying Insect Inspection:** This inspection may reveal signs of wood destroying insects and may be required by your lender.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$60-\$75

**Dry Rot Inspection:** This inspection is usually performed at the same time as the wood destroying insect inspection for a small additional fee.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost additional: \$15-\$25

**Sewer Line Inspection:** This inspection examines the condition of the sewer line from the house to street connection, and usually comes with a video and written report.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$75-\$200

**Duct Inspection:** This is an inspection of all heating and air conditioning duct work.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$125-\$200

**Radon:** Radon is a colorless, odorless gas that can cause health problems including cancer.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$75-\$125

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**Lead Based Paint Inspection:** Lead paint in the home can be hazardous! It is relatively inexpensive to have a property tested.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$200-\$300

**Roof Inspection:** This inspection is performed by a licensed roofing contractor to reveal the present condition of the roof.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: Free

**Roof Certification:** A roof certification may be obtained for an additional fee.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$150-\$250

**Well and Well Water Inspections:** If the property has a well, an inspection of the well equipment and yield tests are available. A water potability test is available and may be required by your mortgage lender.

**Well Inspection:** Well equipment is tested as well as flow rate.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$150-\$300

**Potability Test:** Samples are sent to a lab to determine if the water is safe to drink.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$50-\$75

**Septic Inspection:** If the property has a septic system, pumping and certification are available and required (see RANM 5120A)

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$300-\$400

**Mold Inspection:** Mold does occur in New Mexico, if you are concerned with the health risks that mold can cause then a mold test can be done.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$150-\$400

**Structural Inspection:** This is a visual, non-invasive inspection which typically includes the foundation, floor structure, wall structure, columns, ceiling structure, roof structure, roof coverings, attic, basement, crawl space and operation of windows and doors.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$500-\$600

**Environmental Inspection:** This inspection may reveal conditions which may be hazardous to human health.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$200-\$500

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**Asbestos:** Asbestos may exist, especially in older homes. If you are concerned about the presence of asbestos, or if you are alerted to the presence of asbestos during the home inspection, you should consult a professional.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$200-\$500

**Other Environmental:**

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$ \_\_\_\_\_

**Home Warranty:** A Home Warranty Service Contract provides for limited coverage (typically one year) and for only limited components of the property. In addition, each Home Warranty Service provider varies as to specific coverage, exclusions, deductibles and service fees. The warranty provider may or may not conduct an inspection of the property. Any resulting report made available by the warranty provider is not meant as a representation of the property's condition and is only a report used by the provider to determine the conditions under which the property may be warranted. The Buyer should review sample contracts from various providers.

Obtain: \_\_\_\_\_ Waive: \_\_\_\_\_ Cost: \$350-\$500

**Waiver of Inspections:** In the event buyer elects to purchase the property without professional inspections, buyer acknowledges that conditions may exist which could have been disclosed by such inspections. **Waiving inspections is against broker's recommendation!**

Buyer: \_\_\_\_\_

Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

By Signing below, I the buyer acknowledge I have received and reviewed this document.

Buyer Print: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer Print: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_