

Pensacolainformation.com Realty, LLC
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HOME INSPECTION RECOMMENDATION

As a prospective homebuyer are you sophisticated in identifying problem areas 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. For just a small investment now you 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 and external components of the dwelling? Here are a few areas that home inspectors examine:

- Structural – The American Society of Home Inspectors (ASH) has set standards on certain areas of the home that they look at to determine the integrity of the essential internal and external structural components. Home Inspectors are not engineers, but they can identify material 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. If a septic inspection is not included, we recommend that one be ordered.
- 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.

***Pensacolainformation.com Realty LLC* RECOMMENDS YOU ALWAYS OBTAIN A GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIIALIZED AREAS BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION, SUCH AS TERMITE, GEOLOGICAL, OR LAND SUBSIDENCE, FOR YOUR OWN PROTECTION. A HOME INSPECTION IS EXTREMELY IMPORTANT IN GUARDING YOUR INVESTMENT.**

I/WE ACKNOWLEDGE THAT WE HAVE BEEN ADVISED TO OBTAIN AN INDEPENDENT HOME INSPECTION.

DATE _____ BUYER _____
REALTOR _____ BUYER _____

REFUSAL OF HOME INSPECTION

I/WE, THE UNDERSIGNED, HAVE BEEN ADVISED TO HAVE A HOME INSPECTION AND HAVE REFUSED A HOME INSPECTION ON THE PROPERTY LOCATED AT:

DATE _____ BUYER _____
BUYER _____
REALTOR _____