

**RE/MAX Advantage  
HOME INSPECTIONS  
Why you should obtain one**

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, maybe the largest investment you will 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 and external components of the dwelling?

Here are a few areas that home inspectors 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 and external structural components. Home inspectors are not structural engineers, but can identify visual defects in these areas requiring immediate repairs.

**Electrical:**

Do all the outlets 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 however 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 include: 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. Attached is a list of a few in this area you may want to contact.

**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 recommendation for you to obtain an independent home inspection.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**SIGN AND DATE**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Although Buyer acknowledges the recommendations for a Home Inspection, Buyer chooses to waive home inspection.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**SIGN AND DATE**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Phone:

Fax:



## Partial List of Local Home Inspectors

2006

### Quality Construction Advisor

Dennis Whitaker  
Residential Home Inspector  
702 251-5576

### Wini Home Inspection

Andy Lynam  
Residential Home Inspector  
702 459-9464

### National Home Property Inspection

Scott Mitchell  
Residential Home Inspector  
702 566-1869

### Red Rock Property Inspections

Bruce Kniola  
Residential Home Inspector  
702 355-4860

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## Mold Restoration

### Nevada Mold Testing

Dennis Whitaker  
702 247-6653

### Mold Eliminators

Richard Herrmann  
702 360-1700

Other Companies are also Listed in Yellow Pages

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Buyer

Date

Buyer

Date

**SIGN AND DATE**

4/21/2006