

For Your Protection: Get a Home Inspection/Survey/Home Warranty

Buyer Name: _____ Property Address: _____

Why a Buyer needs a Home Inspection:

A home inspection gives the buyer more detailed information about overall conditions of the home prior to purchase. In a home inspection a qualified inspector takes an in-depth, unbiased look at your potential home to:

- Evaluate the physical condition: structure, construction & mechanical systems
- Identify items that need to be repaired or replaced
- Estimate the remaining useful life of the major systems, equipment, structure and finishes

Buyer only gets to submit (1) *Inspection Notice Report* to the Seller per your Missouri Real Estate Purchase Contract (RES-200) pg. 3 of 6, lines 114-115.

Choose Inspections		
<input type="radio"/> Structural/Mechanical	Yes	No
<input type="radio"/> Condo Inspection	Yes	No
<input type="radio"/> Termite	Yes	No
<input type="radio"/> Septic /Sewer	Yes	No
<input type="radio"/> Well	Yes	No
<input type="radio"/> EIFS (Stucco/Dryvit)	Yes	No
<input type="radio"/> Mold Inspection	Yes	No
<input type="radio"/> Radon	Yes	No
<input type="radio"/> Dock & Accessories (hoists)	Yes	No
<input type="radio"/> Lead Paint	Yes	No
<input type="radio"/> Asbestos Test	Yes	No
<input type="checkbox"/> Buyer waives all Inspections		

Choose an Inspector
<input type="radio"/> Advanced Inspection 573-216-1312
<input type="radio"/> Amerispec 573-302-1799
<input type="radio"/> Central MO Bldg Insp 573-434-9025
<input type="radio"/> Comprehensive Inspection 573-480-4998
<input type="radio"/> House Master 1/800-662-4002
<input type="radio"/> Ozark Regional 573-836-1877
<input type="radio"/> A B Pest Control 573-964-1100
<input type="radio"/> All American Pest 573-348-1716
<input type="radio"/> Best Pest – termite only 573-348-1600
<input type="radio"/> Bullock –septic & well 573-216-0190
<input type="radio"/> _____ For additional Inspectors, check the Yellow Pages. Neither I nor RE/MAX Lake of the Ozarks can make recommendations and above companies are for your information only.

Survey:		
<input type="radio"/> Boundary Survey	Yes	No
<input type="radio"/> Boundary & Improvement (Spot) Survey	Yes	No
<input type="checkbox"/> Buyer Waives Survey		

<input type="checkbox"/> I have reviewed the home warranty option and hereby decline coverage. I agree to hold the real estate broker and real estate professional harmless in the event of a subsequent failure which otherwise would have been covered under the warranty plan.

Please be advised that your realtor cannot choose or order home inspections on buyer's behalf.

Buyer: _____ Date	Buyer: _____ Date
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