



**HOME INSPECTION WAIVER**

**Purchaser(s):** \_\_\_\_\_

**Address of Property to be Purchased:**

\_\_\_\_\_

While the lender has an appraiser determine the value of the property, it is not, however, a guarantee that the property is free of defects. Appraisals are for lenders; home inspections are for buyers.

**Why A Buyer Needs a Home Inspection:** A home inspection gives the buyer more detailed information than an appraisal – information you need to make a wise decision. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to: (a) evaluate the physical condition: structure, construction, and mechanical systems; (b) identify items that need to be repaired or replaced; and (c) estimate the remaining useful life of the major systems, equipment, structure and finishes.

**What Goes into a Home Inspection:** A home inspection gives the buyer an impartial, physical evaluation of the overall condition of the home and items that need to be repaired or replaced. The inspection gives a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning and interiors.

**Be an Informed Buyer:** It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You should arrange to have a home inspection before you purchase your home to make sure that the condition is acceptable to you. There are no requirements that you hire an inspector. However, Purchasers are encouraged to perform a home inspection whether on a new home purchase or on a sale of an existing single family home, townhouse, condominium or cooperative.

Having said all of the above, Purchasers have elected against the advice of their agent, \_\_\_\_\_, not to perform a home inspection. In so doing, Purchasers will have no recourse against Jobin Realty and/or their agent, and assume all responsibility for taking occupancy without performing a home inspection.

\_\_\_\_\_  
Borrower (Date)

\_\_\_\_\_  
Borrower (Date)

\_\_\_\_\_  
Jobin Realty Agent (Date)

