

Property Inspection Request

for use in the Purchase of Residential Real Estate

Buyer(s): _____

Property Address: _____

This list informs buyers of the types of potential services that are available to them when purchasing a property. Buyers may want additional information and clarification to ensure that the property is free of major defects. In addition, buyers may elect to ensure that the information and representations made to them are in fact accurate. If you require further clarification with respect to the property, a prudent buyer should consider an inspection report from a qualified individual. This list of services is not all-inclusive, but includes the most common reports or inspections requested. The service(s) chosen are the buyer's decision. Your industry member can write a condition(s), in the Purchase Contract to allow sufficient time to complete all requested inspection(s) and/or report(s). **(Please initial items that you wish to proceed with).**

Initial here

	1. APPRAISAL REPORT: An appraisal report is provided by an accredited appraiser or candidate and estimates the value of the property. A mortgage company may require an appraisal to determine if the property value warrants the mortgage amount.
	2. ELECTRICAL INSPECTION: An electrical inspection is an inspection of the electrical components in a home and a report is provided outlining any deficiencies.
	3. ENGINEERS REPORT: A report provided by an engineer on any number of issues such as the structural integrity of the buildings.
	4. ENVIRONMENTAL REPORT: An environmental report is provided to determine if there are any environmental problems with the property. An engineer or consultant specializing in environmental issues usually provides the report.
	5. FURNACE AND CHIMNEY INSPECTION: A furnace and chimney inspection is conducted to determine if the furnace and the chimney meet current safety standards.
	6. GAS LINE INSPECTION: The inspection will determine if any improvements to the property have been built over the gas line into the property and whether the gas line must be relocated.
	7. HOME INSPECTION: A home inspection is an inspection of the condition of the property.
	8. ROOF INSPECTION: A roof inspection is requested to determine the life expectancy or any defects of the roofing materials exposed to the elements and/or any defects in the underlay roofing envelope.
	9. REAL PROPERTY REPORT: Real Property Report is provided by a land surveyor and illustrates the locations of improvements and rights of way relative to property boundaries. A municipal compliance stamp is often included.
	10. SEPTIC/SEWER INSPECTION: A sewer/septic inspection is usually requested to determine if the sewer/septic system is operating properly.
	11. WATER QUALITY/QUANTITY TEST: A water quality/quantity test is usually requested to determine the recovery rate of the water supply and the quality of the water for consumption.
	12. WOOD STOVE/FIREPLACE INSPECTION: A wood stove/fireplace inspection is undertaken to determine if the fireplace or wood stove meets the buyer's insurance requirements.
	13. CONDOMINIUM DOCUMENTS REPORT: A professional review of all relevant condo documents.
	14. OTHER REPORT(S):

I/We acknowledge that we have reviewed the above information and are aware of the services available and agree that it is our responsibility to take any necessary action(s) respecting these items in conjunction with a real estate transaction.

Dated at _____ a.m./p.m. this _____ day of _____, 20_____.

Witness

Buyer's signature

Witness

Buyer's signature

Brokerage _____