

## **RECOMMENDATION TO BUYER REGARDING INSPECTIONS**

Exit Real Estate Consultants and its' owners, brokers, employees and associate licensee (hereinafter collective "ERC") strongly recommend that Buyer do the following in terms of inspections:

1. Request a written property condition disclosure from the Seller as required by South Carolina State Law unless otherwise exempt by statute. Upon receipt, fully review the form and ask for any clarifications needed.
2. Select a licensed professional inspector who the Buyer deems qualified to verify the condition of the property being purchased. Buyer should determine if the scope of each inspection meets Buyers expectations. ERC is not responsible for any recommendation made by one of its' licensees as such is merely a recommendation and not a warranty or guarantee of the inspection to be performed. Buyer is at all times free to use any inspector of their choice and is not required to use ERC's recommendations. Arrangements for inspections should be made by Buyer as the Buyer is solely responsible for the cost of the inspection. All inspections must be paid in full regardless if Buyer completes transaction or cancels due to inspections.
3. The inspections should include but are not limited to:
  - a. Exterior and interior structural parts of the property including roof shingles, sheathing and flashing.
  - b. Heating and cooling systems. Buyer is advised that ductwork, system efficiency or capacity, and window or zone units are not routinely part of heating and air inspections.
  - c. Electrical system.
  - d. Plumbing system(s).
  - e. Appliances.
  - f. Termite and other pest infestation.
  - g. Standing water, or excessive moisture in the crawl space, active leaks and/or damage.
  - h. Environmental issues including but not limited to asbestos, carbon monoxide, radon gas, flooding, wetlands, underground oil/gas tanks, mold, mildew, lead paint, etc.
  - i. Fireplace/chimney.
  - j. Septic tank/system. Should a system be required, but not in existence, arrange for a percolation test, application, and permit for adequate system.
  - k. Well/potable water (if applicable conducted by certified laboratory)
  - l. Pool (if applicable).
4. Buyer should be aware that inspections do not normally address nor guarantee life expectancy of the components of a house and should not be construed as warranties. Buyers agent may assist in the purchase of a home warranty if one is desired.

5. The Buyer should ask their chosen inspector to determine if the property was constructed with any defective or improperly installed materials, including any which has resulted in damage and/or could be a part of a class action lawsuit. Examples include but are not limited to certain types of fiber board siding, synthetic stucco, polybutylene plumbing, etc. Buyers inspector may recommend that additional inspections may be necessary by an expert on a particular item.
6. ERC recommends Buyer obtain from an attorney or appropriate government, county or city entity any information regarding the property that might affect Buyers intended use. If Buyer does not specifically request this information from the closing attorney, the closing attorney will not provide this information. Most closing attorneys will charge a separate fee for determining zoning matters as such is not normally within the scope of a real estate closing. This would include but not be limited to:
  - a. County/city restrictions.
  - b. Zoning.
  - c. Specific desires of Buyer with regards to homeowner's regime or subdivision covenants and restrictions.
  - d. Subdividing restrictions and/or regulations or deed restrictions.
  - e. Boundaries and easements.
  - f. Flood zones, wetlands.
7. ERC recommends Buyer obtain a new survey identifying the location of all improvements on the property including any encroachment or projections, the high water mark, the 100 year flood plain, any fringe land NOT owned by the seller, and any other matters of survey that are of concern to the Buyer. Buyers closing attorney can assist with the ordering of the survey.
8. ERC also recommends the Buyer obtain:
  - a. A home warranty.
  - b. A title exam performed by the closing attorney.
  - c. Purchase owner title insurance offered by the closing attorney.
  - d. Purchase homeowner's insurance (also recommend your insurance agent advise you as to the insurability of the property).

Agent \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_