

## BROKER RECOMMENDATION TO BUYER

Exit Real Estate Consultants and its agent \_\_\_\_\_ strongly recommend that Buyer(s) request a written property condition disclosure report from the Seller that is required by South Carolina State Law. Buyers should personally select a licensed professional inspector(s) who the Buyers deem qualified to verify the condition of the property being purchased. Buyers should determine if the scope of each inspection meets Buyers expectations. Arrangements for inspections should be made by Buyers. The inspections might include but are not limited to:

1. Exterior and interior structural parts of the property including roof (shingles, sheathing and flashing).
  2. 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)
  3. Electrical system
  4. 4. Plumbing system(s)
  5. Appliances
  6. Termite and other pest infestation.
  7. Standing water, or excessive moisture in the crawl space, active leaks and/or damage.
  8. Environmental issues including but not limited to asbestos, carbon monoxide, radon gas, flooding, wetlands, underground oil/gas tanks, mold, mildew, lead paint, etc.
  9. Fireplace/chimney
  10. Septic tank/system. Should a system be required, but not in existence, arrange for a percolation test, application, and permit for adequate system.
  11. Well/potable water (if applicable conducted by certified laboratory)
  12. Pool
- Buyers should be aware that inspections do not normally address nor ever guarantee life expectancy of the components of a house and should not be construed as warranties.

The Buyer should ask their chosen Inspector to determine if the property was constructed with any defective or improperly installed materials (some of which has resulted in damage and/or could be a part of a class action law suit). Examples include but are not limited to certain types of fiber board siding, synthetic stucco, polybutelene plumbing, etc. Your inspector may recommend that additional inspections may be necessary by an expert on a particular item.

Broker recommends Buyer(s) obtain from an attorney or appropriate government, county or city entity any information regarding the property that might affect Buyer(s) intended use(s). This would include but not be limited to:

County/city restrictions

Zoning

Homeowner's regime or subdivision covenants and restrictions

Property ingress and/or egress

Subdividing restrictions and/or regulations or deed restrictions

Boundaries and easements

Flood zones, wetlands

Should property be located adjacent to a body of water, Broker recommends Buyer(s) obtain a survey identifying 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(s).

Broker also recommends the Buyer(s) obtain:

- A home warranty
- A title exam
- Purchase owner title insurance
- Purchase homeowner's insurance (also recommend your insurance agent advise you as to the insurability of the property.)
- Purchase a new survey with a flood certificate.

Agent \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_