



A Warning about Forgoing an Expert Inspection

Most purchasers condition their obligation to complete the purchase on the results of an expert inspection. For residential properties, the inspection is usually conducted by a licensed Home Inspector. Many buyers also condition their obligation to purchase on follow-up inspections by other experts, as recommended by their home inspector or for concerns identified before they make an offer.

Realty Executives Integrity strongly encourages you to consider obtaining an expert inspection. Do not assume that all defects have been reported in the Real Estate Condition Report. The RECR is based solely on the seller's awareness and is not a guarantee. Home inspectors consistently discover defects that sellers may not be aware of and which are not visible to real estate agents when they tour the home with you. Real estate agents are not required to have expertise about property defects. They make a "visual inspection," as a kind of back-up to your own inspection, to spot issues that a non-expert might be able to see, such as evidence of water leaks on ceilings or walls.

We recognize that, where you are likely to be in competition with other buyers, an offer without an Inspection Contingency may make your offer more appealing to some sellers. However, the detriment of buying without the information learned from an expert inspection may outweigh your success in negotiations.

You should consult your attorney regarding how forgoing a home inspection may impact your post-closing rights should you find a defect that likely would have been found in an expert inspection.

Date: _____.

Prospective Buyer (Signature)

Prospective Buyer (Signature)

Printed Name (Buyer)

Printed Name (Buyer)