



## PROPERTY HOME INSPECTION WAIVER

**Watkins Realty Group** (Broker), their agents and representatives, are not qualified to inspect the physical and geological condition of real property. It is the policy of Broker, and their licensees, to recommend Buyer obtains independent property inspections by qualified, insured and well-referenced professional inspectors. Inspection reports prepared by a person or companies other than those retained by Buyer should not be relied upon.

Inspections obtained by Buyer can provide important information about the physical and geological condition of the property, including but not limited to the geology, soil, seismic stability, drainage, foundation, structure, heating, air conditioning, plumbing, pool-or spa, electrical, roof, septic or sewer systems and other conditions of the property. These are important elements of evaluating a home, therefore it is worth the cost of hiring professionals in these fields to alleviate any concern Buyer may have as to the physical and geological condition of the property Buyer is purchasing.

Broker urges Buyer to hire an independent inspection service, general contractor, engineer or other appropriate professional to inspect the property, to give Buyer an overview of its condition and to suggest any further inspections or work that may be necessary. The cost of a home inspection can range from \$150 to \$400 or more, depending on the inspector and the size of the property.

### BUYER'S WAIVER

After reading the above statements outlining the importance of a professional home inspection, Buyer hereby **waives** a home inspection of the property referenced below. Buyer acknowledges the purchase contract recommends inspections, and by waiving an inspection, Buyer is acting against the advice of Broker. Buyer hereby states Buyer is not relying on any representation made by Broker, or their licensees, as to the physical and geological condition of the property, other than those representations set forth in writing.

Property Address: \_\_\_\_\_.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_