

# GET A HOME INSPECTION AND PROPERTY SURVEY

1 Name of Buyer(s) \_\_\_\_\_  
2 Property Address \_\_\_\_\_

## 3 I. HOME INSPECTION

4 1. **WHY A BUYER NEEDS A HOME INSPECTION.** A home inspection gives the Buyer more detailed  
5 information about the overall condition of the home prior to purchase. In a home inspection, a licensed inspector  
6 takes an in-depth, unbiased look at your potential new home to:

- 7 a. Evaluate the physical condition: structure, construction, and mechanical systems.
- 8 b. Identify items that need to be repaired or replaced.
- 9 c. Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

10 2. **APPRAISALS ARE DIFFERENT FROM HOME INSPECTIONS.** An appraisal is different from a home  
11 inspection. Appraisals are for lenders; home inspections are for buyers. An appraisal is required for three reasons:

- 12 a. To estimate the market value of a house.
- 13 b. To make sure that the house meets Lender minimum property standards/requirements.
- 14 c. To make sure that the house is marketable.

15 3. **LENDER DOES NOT GUARANTEE THE CONDITION OF YOUR POTENTIAL NEW HOME.** If you find  
16 problems with your new home after closing, the Lender cannot give or lend you money for repairs, and the Lender  
17 cannot buy the home back from you.

18 4. **RADON GAS TESTING.** The United States Environmental Protection Agency and the Surgeon General of the  
19 United States have recommended that all houses should be tested for radon. For more information on radon testing,  
20 call the National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236 or the Tennessee Department of  
21 Environment and Conservation at 1-800-232-1139. As with a home inspection, if you decide to test for radon, you  
22 may do so before signing your contract, or you may do so after signing the contract as long as your contract states  
23 the sale of the home depends on your satisfaction with the results of the radon test.

24 5. **BE AN INFORMED BUYER.** It is your responsibility to be an informed buyer. Be sure that what you buy is  
25 satisfactory in every respect. You have the right to carefully examine your potential new home with a licensed  
26 home inspector. You may arrange to do so before signing your contract, or you may do so after signing the contract  
27 as long as the contract states that the sale of the home depends on the inspection.

## 28 II. PROPERTY SURVEY

29 1. **WHY A BUYER NEEDS A SURVEY.** A survey gives the Buyer specific information concerning the boundary  
30 lines of the property prior to purchase. A licensed surveyor can provide the following services which may be  
31 beneficial to you as a buyer in this transaction:

- 32 a. To establish boundary lines on a parcel of land at the time of subdividing the property;
- 33 b. Properly representing boundary lines as part of a General Property Survey;
- 34 c. Identify potential issues associated with a piece of property in the form of encroachments, setback  
35 violations, easements, etc.; and
- 36 d. Prepare an accurate property description which will become part of the deed of transfer.

37 2. **SURVEYS ARE DIFFERENT FROM OTHER INSPECTIONS.** A survey is different from a home inspection  
38 and an appraisal. A survey represents the boundary lines for the property and potential issues associated with the  
39 property. Neither a home inspection nor an appraisal can do this. A home inspection provides a report on the

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40 condition of the improvements on the property. An appraisal determines the value of the property. In order to  
41 ensure that you know exactly how much land you are purchasing and conditions associated with the property  
42 boundaries, you should have a survey done.

43 3. **BE AN INFORMED BUYER.** It is your responsibility to be an informed buyer. Be sure that what you buy is  
44 satisfactory in every respect. You have the right to carefully examine your potential new property with a licensed  
45 surveyor. You may arrange to do so before signing your contract, or you may do so after signing the contract as  
46 long as the contract states that the sale of the home depends on the survey.

47 **III. BUYER ACKNOWLEDGMENT**

48 **1. HOME INSPECTION.**

49 **I/we understand the importance of getting an independent home inspection. I/we have considered this before**  
50 **signing a contract with the seller for a home. Furthermore, I/we have carefully read this notice and fully**  
51 **understand that the Lender will not perform a home inspection nor guarantee the price or condition of the**  
52 **property.**

- 53  **I/we choose to have a home inspection performed.**  
54  **I/we choose NOT to have a home inspection performed.**

55 **2. SURVEY**

56 **I/we understand the importance of getting an independent survey and that this can be done through a**  
57 **licensed surveyor. I/we have been advised that a survey is recommended prior to purchasing real property.**  
58 **I/we have considered this before signing a contract with the seller for a home. Furthermore, I/we have**  
59 **carefully read this notice and fully understand that obtaining an independent survey is the best means of**  
60 **determining the boundary lines for the property.**

- 61  **I/we choose to have a survey performed.**  
62  **I/we choose NOT to have a survey performed.**

63 The party(ies) below have signed and acknowledge receipt of a copy.

64 _____	_____
65 <b>BUYER</b>	<b>BUYER</b>
66 _____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
67 <b>Date</b>	<b>Date</b>

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