



Date: \_\_\_\_\_ Lockbox Installed: Yes or No Code \_\_\_\_\_

Address: \_\_\_\_\_ Unit Number: \_\_\_\_\_

Investor: \_\_\_\_\_ Performed by: \_\_\_\_\_

**Agent Inspection Limitations:** The agent is not licensed inspector and this agent inspection report is not in lieu of a full inspection that is recommended to be conducted by a licensed inspector. The Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do such as pull public records or permits. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

**Roof and Attic:** Agent will not climb onto a roof or into an attic.

**Interior:** Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

**Exterior:** Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

**Appliances and Systems:** Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

**Size of Property or Improvements:** Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

**Environmental Hazards:** Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

**Off-Property Conditions:** Agent will not pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

**Analysis of Agent Disclosures:** Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

**What this means to you:** An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, the buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF HOMEUNION.**

## Summary

Roof:

Electrical:

Heating/Furnace:

Plumbing:

Foundation:

## Recommendation

**BASED ON THIS LIMITED VISUAL INSPECTION, IT IS THE RECOMMENDATION OF THE HOMEUNION REPRESENTATIVE THAT:**

THE BUYER PROCEED WITH AN INSPECTION BY A LICENSED PROFESSIONAL.

☐

THE BUYER PROCEED WITH CAUTION AND HIRE A LICENSED PROFESSIONAL TO COMPLETE AN INSPECTION AS THERE ARE NOTED PHYSICAL DEFECTS IDENTIFIED DURING THE ATTACHED INSPECTION.

☐

**\*\* Pictures are mandatory. Any items that are listed as not acceptable require pictures.**

Checklist Items Exterior	Acceptable	Not	Comments
<b>**Roof:</b>			
Driveway:            Asphalt____            Concrete____			
Windows:            Vinyl____            Wood____            Aluminum____			
Gutters:			
Downspouts & Extensions:			
Garage:            Finished ____            Unfinished____			
Garage Door Opener: Mechanism____            Remote____            Tracks____			
Ground Level Pitch:			
Entry Doors:			
Entry Door Locks:			
<b>**Furnace/ Boiler (Age if available)</b>			
<b>**Central Air/ HVAC (Age if available)</b>			
<b>**Hot Water Tank:</b>			
Lawn/Landsacaping Condition:			
Checklist Items Interior	Acceptable	Not	Comments
Living Room			
Dining Room			
Kitchen			
Master Bedroom			
Bedroom 1			
Bedroom 2			
Bedroom 3			
Bedroom 4			
Bathroom 1			
Bathroom 2			
Other			
Basement:            Concrete____            Finished____            Unfinished____			
Foundation- Visible Signs of Deterioration			
Light Fixtures/Outlets: Installed____            Repaired____            Cleaned____			
Washer/Dryer Hook Ups:			Condition/Type
Dryer/Venting			
Waste Water Drain			
Appliances: Range/Refrigerator/Dishwasher (if applicable)			
Mini Blinds Installed (if applicable)			
Other Observed Conditions Not Specified Above	Comments		
Photos Attached of Deficiencies	Date Taken	Comments	