

# **FOR YOUR PROTECTION: GET A HOME INSPECTION BY A LICENSED HOME INSPECTOR**

Name of Buyer(s) \_\_\_\_\_

Property Address \_\_\_\_\_

## **APPRAISALS AND HOME INSPECTIONS ARE DIFFERENT**

An appraisal is for the protection of the lender and focuses on different issues than a home inspection. The appraisal estimates the value of the property and makes sure the property is marketable. It is focused on the value, not the condition of the property.

## **WHY A BUYER SHOULD HAVE A HOME INSPECTION DONE**

The home inspection is for the benefit of the buyer. A home inspection gives the buyer more detailed information than an appraisal – information you need to make a wise, informed decision. A home inspection gives the buyer an impartial, physical evaluation of the overall condition of the property and details items that need to be replaced, repaired and/or further investigated by more specialized inspectors. Your inspection should include a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, HVAC, interior, insulation and ventilation.

## **BE AN INFORMED BUYER**

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified, licensed home inspector. Depending on the provisions of your purchase contract, you will have a certain amount of time to arrange for your home inspection. Make sure you understand your rights and responsibilities with regard to this very important issue. Below, you will find contact information for three Nevada licensed home inspection companies. You may choose one of these, or any other inspector you desire to serve your inspection needs.

#1 \_\_\_\_\_ #2 \_\_\_\_\_ #3 \_\_\_\_\_  
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I understand the importance of getting an independent home inspection. I have thought about this before I signed a contract with a seller for a property.

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\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer's Signature

\_\_\_\_\_  
Date