



## Buyers' Condition and Repair *Inspection Options*

The Brokerage strongly recommends that buyers satisfy any concerns the buyers may have as to the condition and repair of any property considered for purchase. The State of New Mexico does not regulate home inspection or home warranty providers. It is important that buyers include in an offer to purchase clear indication of specific inspections required. Failure to include inspections in the purchase agreement may be taken as a waiver of buyer's rights to object. Buyers are urged to seek qualified providers of inspection services and should make every effort to attend each inspection. The inspections provided below are available at the option of buyers or may be declined by initially the items below.

*Note: The following costs are approximate. Items inspected will vary per inspection provider. Inspectors generally do not check for code compliance. Inspections may or may not reveal unknown conditions.*

**1. Structural Inspection:** This is a visual, non-invasive inspection which typically includes the foundation, floor structure, wall structure, columns, ceiling structure, roof structure, roof coverings, attic, basement, crawl space, and operation of windows and doors. No warranties are implied or expressed.

Obtain:  Decline  Cost: \$175 - \$350

**2. Full Home Inspection:** This is a visual, non-invasive inspection. It typically includes the Structural Inspection (as shown above) plus the following items: electrical, plumbing, heating/air conditioning, built-in appliances, windows/doors, fireplaces, grounds and drainage, sprinklers, and a room by room review. Safety checks are also typically performed for carbon monoxide, gas leaks, smoke detectors and garage door opener safety. The inspector does not look into walls, under carpets, take apart equipment, or move items for access. No warranties are implied or expressed.

Obtain:  Decline  Cost: \$225 - \$500

**3. Home Warranty Service Contract:** The provider of this contract may or may not inspect the property. When done inspections are only visual and non-invasive and are for determination of warrantability of potentially covered items. Components potentially covered by this contract typically include heating and air conditioning equipment, plumbing system, electrical system, water heaters, major built-in appliances and roof coverings. Buyers should review sample contracts from home warranty services providers to determine which is most suitable.

Obtain:  Decline  Cost: \$250- \$350+

**4. Roof Inspection:** This inspection is performed by a licensed roofing contractor to reveal the present condition of the roof.

Obtain:  Decline  Cost: \$75 - \$150



**5. Duct Work Inspection:** This is an inspection of all heating and air conditioning ductwork

Obtain:  Decline  Cost: \$150 - \$300

**6. Sewer Line Inspection:** This inspection visually checks the integrity and condition of the sewer line from within the house to the street connection

Obtain  Decline  Cost: \$150-\$350

**7. Condition and Materials of Plumbing and Radiant Heat Pipes**

Obtain  Decline  Cost: \$250 +

**8. Condition, Capacity and Materials of Electrical Services, Wiring and Outlets**

Obtain  Decline  Cost: \$200+

**9. Condition of Heating and Air Cooling/Conditioning Components and Systems**

Obtain  Decline  Cost \$200+

**10. Well and Water Inspections:** If the property has a well or shares a well, a well inspection including well equipment, water quality and yield/recovery tests are available. A water potability test is available and may be required by buyers' lender.

a. **Well Inspection** Obtain  Decline

b. **Potability Test** Obtain  Decline

**11. On-Site Liquid Waste System:** If the property has an on-site liquid waste system the transfer of property is subject to the Regulations of the New Mexico Environment Department which require inspection and possible repair or replacement.

Obtain  Decline  Cost: \$200-\$500 or more depending on condition of the liquid waste system

**12. Wood Destroying Insects and Dry Rot:** This inspection may indicate presence of infestation and damage

Obtain  Decline  Cost: \$150-\$400



**13. Environmental Inspections:** These inspections may reveal conditions, which may be hazardous to human health.

- a. **Radon Gas** Obtain \_\_\_\_\_ Decline \_\_\_\_\_ Cost: \$75 - \$175
- b. **Lead-Based Paint** Obtain \_\_\_\_\_ Decline \_\_\_\_\_ Cost: \$200-\$500
- c. **Asbestos** Obtain \_\_\_\_\_ Decline \_\_\_\_\_ Cost: \$200-\$500
- d. **Toxic Mold Test** Obtain \_\_\_\_\_ Decline \_\_\_\_\_ Cost: \$100 per test area/major of whole areas is more
- e. **Other Environmental Tests** Obtain \_\_\_\_\_ Decline \_\_\_\_\_ Cost: \$ \_\_\_\_\_

Specify: \_\_\_\_\_  
\_\_\_\_\_

**NOTE: By declining inspection options** in a purchase agreement buyer understands that the decline may constitute a waiver of contingency for conditions that otherwise may have been discovered—according to a contract provision of the RANM Form 2406 Purchase Agreement—Residential Resale (2006) Paragraph 13 C:

“Buyer has elected to waive any inspection, documents, or survey not selected in paragraphs 13 A, B, and C above and discharged any claims based on whatever such might have revealed. Each party is responsible for payment as shown above for any inspections or surveys ordered and performed whether or not the transaction closes.”

**Property Address (if known):** \_\_\_\_\_  
\_\_\_\_\_

**By signing below, buyers acknowledge receipt of this document**

Buyer's Name	Signature	Date
Buyer's Name	Signature	Date



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