Buyer Broker
Pre-Offer Consultation

Date: __________________ Property: __________________________________________________

Buyer: __________________________________ Buyer: ___________________________________

Buyer’s Broker____________________________________Brokerage________________________

Buyer understands that Seller will be pay only for those items specified for Seller to pay in the
Purchase Agreement and that Buyer is free to obtain any additional inspections at Buyer’s own
expense with payment required prior to performance of any inspection __________   __________

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.
   [ ] Buyer Requires   [ ] Buyer Declines

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.
   [ ] Buyer Requires   [ ] Buyer Declines

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.
   [ ] Buyer Requires   [ ] Buyer Declines

4. Roof Inspection: This inspection is performed by a licensed roofing contractor to reveal the present
condition of the roof.
   [ ] Buyer Requires   [ ] Buyer Declines

5. Duct Work Inspection: This is an inspection of all heating and air conditioning ductwork
   [ ] Buyer Requires   [ ] Buyer Declines

6. Sewer Line Inspection: This inspection visually checks the integrity and condition of the sewer line from
within the house to the street connection. Approximate Cost: $150-$350
   [ ] Buyer Requires   [ ] Buyer Declines
7. **Condition and Materials and Connectors of Plumbing and Radiant Heat Pipes**

   [ ] Buyer Requires  [ ] Buyer Declines

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

   [ ] Buyer Requires  [ ] Buyer Declines

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

   [ ] Buyer Requires  [ ] Buyer Declines

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 --Approximate

       [ ] Buyer Requires  [ ] Buyer Declines

    b. Potability Test—

       [ ] Buyer Requires  [ ] Buyer Declines

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, certification and possible repair or replacement.

    [ ] Buyer Requires  [ ] Buyer Declines

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

    [ ] Buyer Requires  [ ] Buyer Declines

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

    a. Radon Gas

       [ ] Buyer Requires  [ ] Buyer Declines

    b. Lead-Based Paint

       [ ] Buyer Requires  [ ] Buyer Declines

    c. Asbestos

       [ ] Buyer Requires  [ ] Buyer Declines

    d. Mold Test

       [ ] Buyer Requires  [ ] Buyer Declines

    e. Other Environmental Tests: Specify __________________________________________

       [ ] Buyer Requires  [ ] Buyer Declines
14. Other Available Tests

[ ] Buyer Requires  [ ] Buyer Declines

Buyers acknowledge receipt of this “Buyer Broker Pre-Offer Consultation”

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