

Carmona Realty Group, LLC

12300 SW 47 ST Miami, FL 33175

For your protection: Get a Home Inspection

Property Address: _____

It is very important for you, the buyer, to get an independent home inspection. Hire a qualified home inspector to inspect your contemplated new home and give you the information you need to make a wise decision. **Time is of the essence.** Make sure you arrange to have the property inspected within the time period specified on the sales contract.

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer a more detailed information about the physical condition of the improvements to the property. In a home inspection, a qualified inspector should provide an in-depth, unbiased look to:

- 1- Evaluate the physical condition: structure, construction, and mechanical systems.
- 2- Identify items that need to be repaired or replaced.
- 3- Estimate the remaining useful life of the major systems, equipment, structure, and finishes.
- 4- Determine if the improvements comply with applicable building codes.

What Goes into a Home Inspection

A home inspection gives the buyer an impartial, physical evaluation of the overall condition of the home and items that need to be repaired or replaced. The inspection gives a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning, and interiors.

Appraisals and Home Inspections are Different

An appraisal is different from a home inspection. Appraisals are for lenders; home inspections are for buyers. An appraisal does not tell you about a bad roof or other problems with the improvements to the property. The lender does an appraisal for these reasons:

- 1- To estimate the value of the house.
- 2- To make sure the house is marketable.

NOTICE CONCERNING INSPECTIONS

CARMONA REALTY GROUP, LLC. AND/OR ITS ASSOCIATES **DO NOT** RECOMMEND ANY SPECIFIC INSPECTOR OR PROFESSIONAL TO ITS CUSTOMERS. IT IS THE BUYER'S RESPONSIBILITY TO SELECT A QUALIFIED, LICENSED, AND INSURED PROFESSIONAL TO DO YOUR INSPECTIONS. BUYER SHOULD HAVE A LICENSED INSPECTOR/CONTRACTOR TO CONDUCT AN INSPECTION OR RISK ASSESSMENT FOR THE PRESENCE OF CHINESE/DEFECTIVE DRYWALL.

NOTICE CONCERNING BUILDING PERMITS

THE MUNICIPALITY, IN WHICH THE PROPERTY IS LOCATED, IS RESPONSIBLE FOR ADMINISTERING THE BUILDING AND ZONING CODES. ALL CONSTRUCTION WHETHER THE ORIGINAL CONSTRUCTION OR ANY IMPROVEMENT OR CHANGE TO A PROPERTY AFTER ITS INITIAL CONSTRUCTION REQUIRES GOVERNMENT PERMITS AND INSPECTIONS. AN ENCLOSED GARAGE, MORE ROOMS THAN ARE SHOWN ON THE TAX ROLLS, AN EFFICIENCY, GUEST ROOM, OR SECOND KITCHEN IN A SINGLE FAMILY RESIDENCE, ETC., ALL MUST COMPLY WITH THE BUILDING AND ZONING CODES OR ARE ILLEGAL. **IT IS THE BUYER'S RESPONSIBILITY** TO DETERMINE WHETHER ALL PROPER PERMITS HAVE BEEN OBTAINED, THE IMPROVEMENTS HAVE BEEN BUILT AND ALL INTERIM AND FINAL INSPECTIONS HAVE BEEN CONDUCTED IN ACCORDANCE WITH APPLICABLE BUILDING AND ZONING CODES.

BUYER

DATE

BUYER

DATE