

Stonebrook's Inspection/Warranty Disclosures

Property Address: _____

Resource Center for Clients

Stonebrook has created a Resource Center that clients can use to research and educate themselves about housing in general, the community of their choice, potential hazards associated with real property, and experts to help with solutions to problem areas. It includes everything from obtaining a school report and seeing where new highways are planned to finding companies that do home inspections or test for radon gas and those that mitigate various hazards.

This Resource Center is part of Stonebrook's robust, multi-faceted, user friendly home web page: www.stonebrook.com. Stonebrook highly recommends that if any of the following topics may be of interest to you in the purchase or sale of the above property, you should visit our web site, review the available information and choose inspectors, testers, and/or mitigators to aid you in addressing concerns.

Property Inspection

The benefits of a Full Home Inspection have been discussed and recommended to me by my real estate agent and/or broker. A typical full home inspection would include a report on the condition of mechanical systems and major appliances, general structural components including windows, doors, walls, floors, roof, attic, foundation, and general grounds including driveways, sidewalks, grading, etc; for land; surveys, soil contamination, fill dirt, etc.

****Stonebrook highly recommends that whether you are buying or selling a home, a home inspection should be completed by the buyer before purchase or, the seller before accepting an offer on a property. Why? An inspection report provides detailed information on the condition of structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning, and interiors. In addition to the physical inspection of the property & appliances, a home inspector can perform tests for mold, radon gas, and methamphetamine. We also recommend that you attend the home inspection and review the findings of the report. For land/lots, inspections provide details of dimensions, soil content, etc.**

Buyers: an inspection allows you to be an informed buyer. It evaluates the physical condition: structure, construction and mechanical systems, identifies items that need to be repaired or replaced, and estimates the remaining useful life of the major systems, equipment, structure, and finishes.

Sellers: an in depth inspection report will identify any repairs that need to be done prior to the sale of the home & will help eliminate any surprise objections by future buyers. The sale will go more smoothly if seller abides by suggestions provided in an inspection with less likelihood of a sale being cancelled by a buyer.

If you do not have a home inspector, a list of companies is provided below for your consideration.

**PDI Home Inspections 801-599-0812
Complete Home Inspection Services LC 801-816-0729
Inspection Specialists 801-944-8073**

**House Calls Inspection Company 801-550-6573
Preferred Property Inspections 888-909-4677
The Home Team 801-486-5055**

Home Warranty

I understand a Home Warranty Contract generally includes coverage for most major appliances, plumbing, electrical, heating, and air conditioning systems subject to the contract terms and conditions. A Warranty Plan is intended to cover the costs of unexpected mechanical failures due to normal wear and tear, subject to a per claim/per occurrence deductible. Some contracts cover home items for both the buyer and seller, and some items are covered only for the buyer. It is **highly recommended** that before selecting a specific home warranty, the buyer/seller compare what items are covered as well as the cost of the warranty. The availability of the HMS Warranty Plan coverage, the cost and applicable deductible have been presented and explained to me. Upon request Stonebrook will provide you with a comparison of available Home Warranty Programs.

Mold Test

Under certain conditions the interior of a home may grow molds that produce potent toxins which pose health hazards to the occupants. Mold needs two conditions to thrive: moisture and food, such as insulation, wood, and carpeting. Most molds are harmless, but those that are not can cause allergic reactions, asthma and other respiratory complaints. For more details on molds in homes, the potential hazards to health and how to control mold growth indoors, refer to EPA's web site: www.epa.gov/mold and review "Mold/Moisture/Mildew" or refer to the American Industrial Hygiene Association's web site: www.aiha.org and review "The Facts About Mold" brochure. Copies of the brochure are available free by calling (703) 849-8888. If you feel that a particular home may have mold it is recommended that you have the home tested by a Certified Industrial Hygienist or other environmental specialist to provide mold detection and lab analysis services.

Radon Gas Test

I understand that some homes in Utah can have Radon Gas levels in excess of the U.S. Environmental Protection Agency's "Action Level." Radon is an invisible, radioactive gas created from natural deposits of uranium in the soil and can be drawn into a building and accumulate to concentrations that may cause a health concern. Tests can be performed to measure these accumulation levels. If radon is found to be above the "Action Level" there are reasonable cost remedies available that will reduce Radon accumulation to levels below the "Action Level." For more information regarding radon, refer to EPA's web site: <http://www.epa.gov/iaq/radon/>.

Test For Homes With Stucco Exteriors (If Applicable)

The undersigned understand that there have been some problems with homes that have exteriors with a "look like stucco" material called EIFS. EIFS exteriors can have moisture intrusion and/or termite infestations which can cause a great deal of damage to the wooden structure of the home. It is Stonebrook Real Estate, Inc.'s recommendation that all homes with stucco-like exteriors be checked to determine whether or not the exterior is "real" stucco or EIFS, and if it is EIFS, then a moisture intrusion inspection and a termite inspection should be performed. The following Internet site offers more information on this siding problem: <http://www.eifs-inspections.com/residential.html>.

Methamphetamine Test

I understand that some homes may be contaminated from use, storing, or manufacturing of Methamphetamine. Methamphetamine is a derivative of amphetamine and is a powerful stimulant that affects the brain and central nervous system. Methamphetamine can be easily produced in simple labs (clandestine drug labs) using readily available ingredients including over the counter drugs and household chemicals. Tests can be performed to determine if methamphetamine is present. For more information regarding methamphetamine, please refer to http://sbi.utah.gov/narcotics/meth_description.html.

I have read and understand all of the above information.

Seller/Buyer (circle one)

Date

Seller/Buyer (circle one)

Date

Property Address: _____

Accept: I hereby agree that a warranty and/or inspection and/or test is necessary and will arrange to have it completed prior to closing and within the time frame set forth in the REAL ESTATE PURCHASE CONTRACT. I understand I will be responsible to arrange for any tests or inspections for their completion and the cost of having them performed. I will make direct payment to the inspection and/or applicable company once the test and inspections have been performed and the results given to me. If I elect to accept the home warranty, I authorize the closing agent to pay the required fee upon closing. I also understand that it is necessary for me and my real estate agent to complete an application for such coverage, submit it to the warranty company, and receive their approval before coverage is effective.

Decline: I acknowledge the benefits of a warranty and/or inspection and/or test; however, I hereby decline to have such warranty and/or inspection and/or test performed. The warranty and/or inspection and/or test have been explained to me by a real estate agent and/or broker and as a result of this decision, I agree to hold the real estate agent and/or broker harmless in the event of any problems that may exist or be discovered in the future.

Home Warranty

☐

Accept:

I hereby agree to the terms and conditions of the HMS or other Warranty Plan (see comparison programs).

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Decline:

I acknowledge that the benefits of the HMS Warranty Plan were fully explained to me, and I hereby decline to purchase the plan at this time.

Property Inspection

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Accept:

I hereby agree to have a home inspection performed by a professional home inspector.

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Decline:

While the benefits of a Home Inspection have been explained to me, I hereby decline to have such inspection performed.

Mold Test

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Accept:

I hereby agree to have a Mold Test Performed.

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Decline:

I understand the benefits of having a Mold Test performed, but I hereby decline to have such a test done.

Radon Gas Test

☐

Accept:

I hereby agree to have a Radon Gas Test performed.

☐

Decline:

I understand the benefits of having a Radon Gas Test performed, but I hereby decline to have such a test done.

Test For Homes With Stucco Exteriors

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Accept:

I hereby agree to have the exterior of my home tested for EIFS siding, and if necessary, have these tests performed.

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Decline:

I understand this problem with EIFS, but decline to have such determination and tests performed.

Methamphetamine Test

☐

Accept:

I hereby agree to have a Methamphetamine Test performed.

☐

Decline:

I understand the benefits of having a Methamphetamine Test performed, but I hereby decline to have such a test done.

Seller/Buyer (circle one)

Date

Seller/Buyer (circle one)

Date