

# PROPERTY CONDITION, HOME INSPECTION, & HOME WARRANTY DISCLOSURE FORM

CLIENT NAME	CLIENT EMAIL			
CLIENT PHONE	PROPERTY ADDRESS			
	STREET	CITY	STATE	ZIP CODE

AGENT NAME	AGENT EMAIL			
AGENT PHONE	AGENT COMPANY			

\_\_\_\_\_ **Initial**

I have received and reviewed all of the following:

- The Buyer's and Seller's Guide to The Home Inspection available at [InspectionGuide.net](http://InspectionGuide.net)
- The SIMPLE Policy from Residential Warranty Services available at [RWSwarranty.com](http://RWSwarranty.com)

## IMPORTANT NOTICE

A standard home inspection does NOT include a review nor coverage of the following items:

- Sewer and water Lines, underground between your home and the street and/or septic and well systems
- Radon or changes in Radon Levels
- Termites and or other Wood Destroying Insects (including both current and future infestations)
- Elevated Mold levels or visible mold and mold growth concerns (both current and occurring in the future)
- Future mechanical and structural failures, even those occurring immediately following the inspection
- Known fire hazards due to product safety recalls
- Future or unknown roof leaks

Client understands that home inspectors that offer the 90 Day Warranty from RWS, SewerGard, MoldSafe, RecallChek, the Termite Protection Plan from RWS, the Five Year Roof Leak Protection Plan from RWS, and the Radon Protection Plan from RWS are available to perform their inspection, often at the same price or even at a reduced rate, from inspectors that offer no guarantees to the property condition at all.

I understand the risk and will hold my agent, broker, and all parties to the real estate transaction harmless in the event of any damages related to Sewer Lines, Water Lines, Radon, Termites and Wood Destroying Insects, Mold, Mechanical and Structural Defects, Roof Leaks, and Product Safety Recalls in addition to any consequential damages stemming from any or all of these issues if I choose an inspector or inspection company that does not offer such protections. I understand I will be 100% financially responsible for any issues that arise within these categories for these avoidable circumstances.

\_\_\_\_\_ **Initial**

## IMPORTANT NOTICE

Scan and email to [DisclosureForm@rswarranty.com](mailto:DisclosureForm@rswarranty.com) or fax to 877-307-7056

**Please Check Appropriate Box**

I would like a representative to contact me regarding my coverage and home inspection options.

I choose not to enroll in the coverage and agree that I will be 100% financially responsible for any issues that arise in the home relating to Mechanical Issues, Structural Issues, Sewer and Water Line Failures, Mold and Environmental Issues, Alarm and Low Voltage Wiring, Radon, as well as Termite and Wood Destroying Insects or any consequential issues thereto.

## HOME WARRANTY COVERAGE AVAILABLE

Be advised that your agent, agents representing other parties, buyers, sellers, brokers, and home inspectors cannot predict when components within a home, particularly working components in mechanical systems such as your HVAC systems, plumbing, electrical, and appliances will be in need or repairs or replacement. This is why we offer various home warranties, one of which is the **SIMPLE** policy from Residential Warranty Services which offers three key features that set it apart from other policies in the marketplace:

- ✓ When a Certified Inspection Expert is utilized, there are absolutely no pre-existing conditions unless specifically called out in the home inspection report.
- ✓ During the term of your coverage, Residential Warranty Services will cover failures in the underground Sewer and Water Lines as well as treatment for Termites or Wood Destroying Insects.
- ✓ When a Certified Inspection Expert is utilized for your inspection, your coverage will automatically be extended a minimum of 2 months for a total of 14 months. When a home inspector that offers RecallChek, 90 Day Warranties, SewerGard, MoldSafe, the Termite Protection Plan, The Radon Protection Plan, and the Five Year Roof Protection Plan as itemized above is utilized, your coverage will automatically extend for a full 6 months for a total of 18 months.

I understand that my agent, broker, and home inspector cannot be held responsible for future failures to mechanical systems.

\_\_\_\_\_ **Initial**

I would like to:

Order the SIMPLE policy from Residential Warranty Services. Please have a representative contact me at \_\_\_\_\_ (Phone Number) to arrange.

Order a policy from another home warranty company.  
Specify: \_\_\_\_\_

Decline home warranty coverage and agree that I am 100% financially responsible for all repair and replacement needs of mechanical systems at the property.

By signing below, I affirm that I have reviewed the attached documents as listed here and understand the coverages available to me. With each coverage that has been declined I am taking full financial responsibility for any consequences of that decision and will hold harmless all parties to the transaction for damages and consequential damages relating to all topics covered in this disclosure.

Signature \_\_\_\_\_

Printed \_\_\_\_\_

Date \_\_\_\_\_

Scan and email to DisclosureForm@rswarranty.com or fax to 877-307-7056