



AUTHORIZATION TO OBTAIN INSPECTIONS AND/OR SERVICES

for exclusive use by members of the
REALTORS® ASSOCIATION OF LINCOLN



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The undersigned BUYER and SELLER are named in a Purchase Agreement dated _____ for the sale of property located at
(insert property address or legal description): _____

BUYER & SELLER PLEASE COMPLETE ALL APPLICABLE ITEMS

- ☐ **ESCROW CLOSING:** BUYER requests _____ to act as escrow closing agent in the closing of this transaction as set forth in the Purchase Agreement.
- ☐ **TITLE INSURANCE:** BUYER requests _____ to issue a title commitment and title insurance policy as set forth in the Purchase Agreement.
- ☐ **HOME WARRANTY PLAN:** BUYER and SELLER have been advised that a Home Warranty Plan for BUYER may be available on this property, and acknowledge the coverage is limited to terms in the application and/or policy.
- ☐ BUYER requests home warranty plan offered through listing company.
 - ☐ BUYER requests home warranty plan offered by selling company.
 - ☐ BUYER declined home warranty plan.

BUYER'S AUTHORIZATION & DIRECTION REGARDING INSPECTION/SERVICES

BUYER has the right to any inspections desired of the real estate and personal property described in the Purchase Agreement. At this time BUYER requests the following inspections which must be completed before the Inspection Objection Deadline as provided in the Purchase Agreement:

- ☐ **FURNACE AND AIR CONDITIONER:** BUYER requests _____ to perform an inspection of the heating system and central air conditioning system as set forth in the Purchase Agreement.
- ☐ Air conditioning system not to be inspected due to cold weather.
 - ☐ Delay air conditioning inspection as per attached addendum with escrow to be held by escrow closing agent.
- ☐ **WHOLE-HOUSE INSPECTION:** BUYER requests _____ to perform a whole-house inspection of the property structures as set forth in the Purchase Agreement.
- ☐ **RADON INSPECTION:** BUYER requests _____ to perform a radon inspection of the property structures as set forth in the Purchase Agreement.
- ☐ **OTHER INSPECTIONS & SERVICE REQUESTS**

BUYER also requests the following inspections which must be completed in accordance with the Purchase Agreement, but need not be completed by the Inspection Objection Deadline:

- ☐ **TERMITE AND WOOD-DESTROYING INSECTS:** BUYER requests _____ to perform an inspection for termite and wood-destroying insects as set forth in the Purchase Agreement.
- ☐ **WELL AND/OR SEPTIC SYSTEM:**
- ☐ Property is in Lancaster County. A copy of the Lincoln-Lancaster County Health Department Property Transfer Determination Letter:
 - ☐ has been ☐ will be provided to Buyer prior to Closing.
 - ☐ Property is not in Lancaster County. BUYER requests the following inspections:
 - ☐ Well performed by _____
 - ☐ Septic System performed by _____

☐ **PROPERTY BOUNDARY SURVEY OR IMPROVEMENT LOCATION REPORT:** BUYER requests _____
_____ to perform a:

- ☐ Improvement Location Report (this is NOT a boundary survey and should not be used to establish fences or structures).
- ☐ Boundary & Improvement Location Survey (Corners of parcel located, verified or re-established. This can be used to show site improvements).
- ☐ ALTA Survey (Most comprehensive survey).

A basic property boundary inspection is normally ordered by the BUYER's Lender. BUYER is responsible to determine whether BUYER's Lender is ordering a duplicate Report/Survey.

BUYERS and SELLERS (as applicable) agree and acknowledge that:

- A. All inspections and services may be ordered by the Buyer's agent or Seller's agent if there is no Buyer's agent. Inspections or services ordered, but not used, due to the sale failing to close, will be paid by the Buyer (except as otherwise provided in the Purchase Agreement) and shall not become the responsibility or the expense of the agent. Buyer may be required to pay for inspections or services at the time the inspections or services are rendered and should be prepared to do so.
- B. Real estate companies may receive financial compensation from the sale of home warranty plans, title insurance and/or escrow closing services, or any other entity participating in or attendant to this real estate transaction. If so, the parties will have received an Affiliated Business Disclosure Agreement.
- C. If the items requested above require to be held escrow, Buyer and Seller agree that all fees charged in connection with the finds being held in escrow will be divided equally between Buyer and Seller.
- D. An Inspector's list, if any, is provided for convenience only and is NOT INTENDED to be either a guarantee or workmanship nor an endorsement. There may be other available inspectors or workers who provide similar or additional services of comparable or better quality at better prices or terms. **THE COMPANY YOU CHOOSE TO USE IS UP TO YOU.**

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BuyerDate

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SellerDate

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BuyerDate

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SellerDate