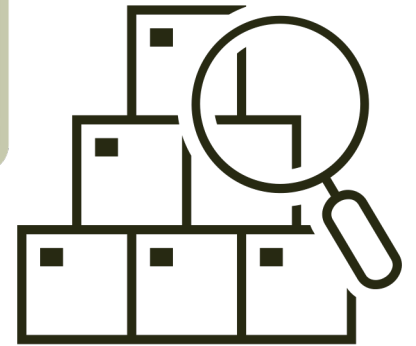
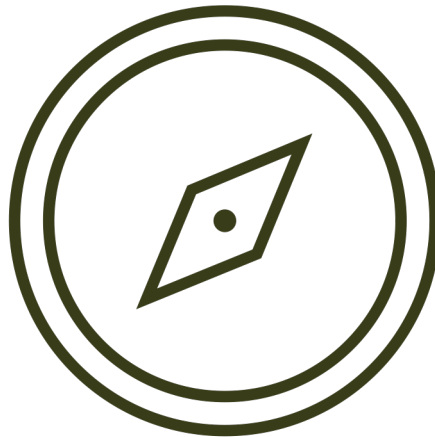
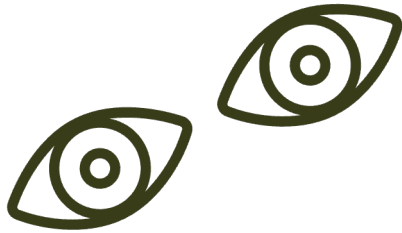


What May the Buyer Need to Confirm?





Property Condition & Physical Inspection

Buyer's obligations in this Agreement are contingent upon:

- Roof inspection
- HVAC system evaluation
- Plumbing system inspection
- Electrical system inspection
- Structural engineer report
- Foundation or crawl space inspection
- Mold testing
- Asbestos inspection
- Lead-based paint inspection
- Radon testing
- Septic tank inspection
- Well water testing
- Pool/spa inspection
- Pest/termite inspection
- Chimney inspection
- Elevator or lift system evaluation

Only Refer to “Licensed” People that are Actually Licensed

- <https://sos.ga.gov/licensing-division-license-lookup>



BUILDING & CONTRACTORS

[Architects and Interior Designers](#) 

[Conditioned Air Contractors](#) 

[Electrical Contractors](#) 

[Low Voltage Contractors](#) 

[Plumbers](#) 

[Residential and General Contractors](#) 

[Utility Contractors](#) 

Only Refer to “Licensed” People that are Actually Licensed

| Profession | Where to Verify | | |
|---------------------------|--|---------------------------------|--|
| Structural Engineers | <u>GA Board of Professional Engineers</u> | Asbestos / Lead Paint Assessors | <u>GA Environmental Protection Division</u> |
| HVAC Contractors | <u>GA Construction Industries Board</u> | Radon Professionals | <u>EPA-Listed Providers for Georgia</u> |
| Septic Tank Installers | <u>Georgia Department of Public Health</u> | Chimney Inspectors (Level 2) | Look for CSIA-certified inspectors: <u>www.csia.org</u> |
| Well Water Testing & Labs | <u>GA Environmental Protection Division</u> | Pool Inspectors | No license required; look for NSPF/CPO certified contractors |
| Termite & Pest Inspectors | <u>GA Dept. of Agriculture Structural Pest Control</u> | Surveyors | <u>GA Board of Professional Surveyors</u> |

Buyer's obligations in this Agreement are contingent upon:

■ Roof inspection

... a professional roofing contractor, who maintains general liability insurance of at least \$1,000,000 per occurrence and \$2,000,000 aggregate, confirming that the roof has no active leaks and is expected to have at least five (5) years of remaining useful life.

... receipt of insurance (see separate insurance stips)

■ HVAC system evaluation

... a licensed HVAC contractor confirming that all heating and cooling systems are operational and do not require immediate repair or replacement.

■ Plumbing system inspection

... a licensed plumber confirming that the plumbing system is free of active leaks and all fixtures are in good working order.

Buyer's obligations in this Agreement are contingent upon:

- **Electrical system inspection**

... a licensed electrical contractor verifying that the electrical system is up to current code and free from safety hazards or necessary repairs.

- **Structural engineer report**

... a licensed professional engineer reporting no material structural defects or conditions requiring immediate repair or which represent a safety hazard.

- **Foundation or crawl space inspection**

... inspection of the foundation or crawl space revealing no water intrusion, major cracks, or evidence of structural settlement.

Buyer's obligations in this Agreement are contingent upon:

- **Mold testing**

... air quality and surface testing showing no presence of mold requiring remediation as determined by a mold professional who holds current certification from a nationally recognized mold certification body (e.g., IICRC, ACAC, NAMP) and regularly performs mold inspections or remediation as part of their professional services.

- **Asbestos inspection**

... the absence of asbestos-containing materials or, if present, confirmation that such materials are encapsulated and pose no safety hazard.

- **Elevator or lift system evaluation**

... a licensed elevator inspector confirming that the system is in safe working order and compliant with local inspection standards.

Buyer's obligations in this Agreement are contingent upon:

- **Radon testing**

... radon levels in the home testing below 4.0 picocuries per liter (pCi/L), as measured by a licensed radon professional.

- **Septic tank inspection**

... a licensed septic inspector confirming that the system does not indicate that the system is not functioning properly or recommends repair, replacement, pumping, or further evaluation.

- **Well water testing**

... water testing confirming potable quality and absence of harmful contaminants that exceed state, local or EPA standards.

Buyer's obligations in this Agreement are contingent upon:

- **Pool/spa inspection**

... a NSPF/CPO certified pool/spa inspector confirming all equipment is operational and no [major] leaks or operational issues are present.

- **Pest/termite inspection**

... receipt of an Official Georgia Wood Infestation Inspection Report showing no active infestation.

- **Chimney inspection**

... a Level 2 chimney inspection verifying the chimney and flue are free of obstructions, creosote buildup, and structural defects.



HOA / Condo Related

Seller shall have _____ days from the Binding Agreement Date to provide Buyer with

_____ (“HOA Docs”). In the event that Seller fails to timely provide the HOA Docs, Buyer may terminate this Agreement within _____ days from the Binding Agreement Date by providing written Notice to Seller. Notwithstanding anything to the contrary contained herein, in consideration for the sum of Ten Dollars (\$10) paid directly by the Buyer to the Seller, the receipt and sufficiency of which is hereby acknowledged by Seller (and which shall not be considered Earnest Money and shall not be refundable), the Seller agrees that, should the Buyer determine that for any reason the Property is unacceptable to Buyer, within _____ days of Buyer’s receipt of the HOA Docs, Buyer may terminate this Agreement.

- Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for the Property, including any amendments thereto
- Bylaws of the Community Association
- Architectural Guidelines or Design Review Standards for the Community Association
- Annual Community Association budget (Current and Prior Year)
- Community Association meeting minutes for the last 12 months
- Most recent financial statements (balance sheet and income statement) for the Community Association
- Maintenance responsibility matrix for Community Association
- Records regarding recent (last 12 months) and upcoming capital expenditures, repairs and improvement
- Community Association engineering and structural reports
- Community Association services contracts – termite bond, pest control plan, landscaping, trash, elevator, security, etc.
- Community Association common area insurance
- Community Association pet policies and restrictions
- Community Association leasing policies and restrictions
- Community Association security policies
- Community Association amenity use and access documentation

Buyer’s obligations in this Agreement are contingent upon:

- Community Association approval of buyer
- Community Association rules allow [buyer’s intended use]



Use & Suitability for Intended Purpose

Buyer's obligations in this Agreement are contingent upon:

Buyer confirming:

- Buyer's ability to obtain a business license to use property for business or home office
- Zoning allows [intended use]
- A pool, garage, or _____ addition can be added to the Property
- Fence or accessory structure installation is allowed
- Local ordinances allow for [intended use]
- Buyer's ability to get building permit for [intended use]
- School zoning will be _____
- _____ internet service available
- No current development plan on the [direction] side of Property that impacts view/use
- No pending eminent domain actions
- Property is / is not on the historic registry
- Availability of public water/sewer at a connection cost of no more than \$_____



Risk & Safety Concerns

Buyer's obligations in this Agreement are contingent upon:

Buyer confirming:

- Property not in _____ flood zone (this is 100% checkable prior to offer)
- Fire department average response time is no more than _____ minutes
- Absence of the following environmental hazards: _____
- Confirmation that airport or flight path noise does not exceed 60 dB DNL (60 decibels Day-Night Average Level)
- Nearby industrial or commercial use does not _____