

BUYER CONDITION PROTECTION CHECKLIST

I/we, potential buyer(s) of _____ (address), request the following inspections, reviews, and/or conditions of the property, as these are matters important to me/us.

TYPE	YES	NO
Home Inspection		
Financing		
Condo Document Review		
Professional Measuring of Property		
Electrical Inspection		
Engineering Inspection		
Asbestos Inspection		
Mechanical Inspection		
Building Envelope Inspection		
Plumbing Inspection		
Furnace Inspection		
Air Conditioning Inspection		
Lawyer Review of Title and Registered Documents		
Lawyer Review of RPR		
Lawyer Review of Contract		
Inquiry as to Natural Death on/in Property		
Inquiry as to Unnatural Deaths on/in Property		
Inquiry as to Grow Op on/in Property		
Sewer Line Video		
Air Quality Testing		
Water Quality Testing		
Radon Gas Testing		
Review of Zoning/Land Use		
Permit Searches		
Urea Formaldehyde Foam Insulation Inspection		
"Poly B" [®] Inspection		
WETT Inspection for Fireplace		
Citizenship Status To Confirm Ability To Purchase		
Anything else you are concerned about, please let me know!		

Signatures: X _____ X _____

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The following information is designed to inform buyers if the potential services/inspections that are available to them in conjunction with purchasing a property. This list of services/inspections is intended to be a tool only and is not an exhaustive list, rather, it includes the more common reports or inspections requested or required by buyers. In addition to the list provided herein, buyers may request any additional service(s) or inspections that they see fit. This list does not in any way replace proper legal advice nor does it create a solicitor/client relationship between Kahane Law Office and the buyer, buyer's agent or agent's brokerage in any way. Any specific or general concerns that the buyer may have with respect to a specific property should be raised with their real estate agent and/or lawyer. The decision to either have or omit to have any of the services/inspections is entirely the buyer's decision and the buyer assumes any and all liability arising from any and all defects relating to the property that may have been determined or discovered through the completion of those inspections either listed as well as not listed herein but not completed by the buyer. No search is guaranteed to reveal all problems or defects. Any search, investigation, or test listed herein should be performed by a properly certified third party and the buyer's lawyer and/or real estate agent cannot in any way be held responsible for the performance or results of any third-party services. Upon the buyer's request, the real estate agent can write a conditions into the Purchase Contract providing for sufficient time for the completion and satisfactory review by the buyer of all requested inspections and/or reports/ the buyer is responsible for payment, when required, of all inspections and/or reports requested to be completed.