

## FOR YOUR PROTECTION: GET A HOME INSPECTION

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**WHY YOU NEED A HOME INSPECTION:** Buying a home is probably the biggest investment you will ever make. The purpose of a home inspection is to inform and educate you about a property before you make a financial commitment. A home inspection will give you more detailed information about the overall condition of the house you want to buy.

**BE AN INFORMED BUYER:** A home inspection will only occur if you arrange for one. For a fee, a qualified inspector will take an unbiased look at your potential new home to evaluate its physical condition; estimate the remaining useful life of the major systems, equipment, structure, and finishes; and identify any items that need to be repaired or replaced. If you request an inspection early in the process, you may be able to make your PURCHASE AGREEMENT contingent on its results.

**WHAT IS INCLUDED IN THE INSPECTION:** To better understand what to expect in the home inspection, ask the prospective inspector for their Standards of Practice (SOP) or for a sample home inspection report.

**HOW TO FIND A QUALIFIED HOME INSPECTOR:** To find a qualified home inspector ask for references from friends, real estate professionals, and organizations that qualify and register home inspectors. As of July 1, 2005, all home inspectors in North Dakota must be registered with the Secretary of State's office. For a list of home inspectors registered in North Dakota, visit the Secretary of State's website: [www.sos.nd.gov/home-inspector](http://www.sos.nd.gov/home-inspector).

**APPRAISALS ARE NOT HOME INSPECTIONS:** An appraisal may be required to estimate the home's value for your lender and does not replace a home inspection.

**RADON GAS TESTING AND OTHER HEALTH OR SAFETY ISSUES:** Homes in this area may have radon gas levels that exceed EPA standards. If you have concerns about radon, you may want to consider having the property inspected before entering into a contract to purchase or making the inspection a condition of your purchase. For additional information, visit the EPA website: [www.epa.gov/radon](http://www.epa.gov/radon).

Ask your inspector if additional health and safety tests are relevant for your home, such as mold; air or water quality; presence of asbestos, lead paint, or urea formaldehyde insulation; or pest infestations.

I/We have read this information above and understand that if I/we wish to get a home inspection, it is best to do so as soon as possible. A home inspection will be done only if I/we ask for one and schedule it. Health and safety tests can be included in the home inspection if I/we choose.

☐ I/We voluntarily choose to have a home inspection(s) performed.

☐ I/We voluntarily choose **NOT** to have a home inspection(s) performed.

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer Signature

\_\_\_\_\_  
Date

This form is a modified format of form HUD-92564-CN created by the U.S. Department of Housing and Urban Development (HUD), Federal Housing Administration. Expiration 07/31/2025.