



**HOME INSPECTIONS / HOME WARRANTIES
WHY KEN MEADE REALTY RECOMMENDS THEM**



Your satisfaction is important to Ken Meade Realty. Because most of us are not knowledgeable in identifying potential problem areas, Ken Meade Realty recommends you obtain both a home inspection and a home warranty. A small investment now may save you a substantial amount of money in the future.

HOME INSPECTION: A home inspection assists in identifying existing problems, and allows you the opportunity to review and approve the home's condition prior to purchase. It should be done during the inspection period outlined in the purchase contract. Professional help is strongly advised, as Ken Meade Realty Associates are not qualified or trained to conduct home inspections and cannot make any representations or warranties as to the condition of the property. Items that a home inspection company may look at include:

Structural	Roof	Hot Water Heater	Air Conditioning System (s)
Electrical System	Fences & Gates	Safety Hazards	Heating Systems
Plumbing	Ventilation	Siding/Stucco	Attic
Built-in Appliances	Foundations	Patio (s) / Decks	Doors/Windows

*****Be sure to verify what items are included in your home inspection*****

Presence of mold, wood infestation, heat exchangers, lead based paint, radon, geological, environmental or pollution inspections are normally not included. You may also wish to obtain inspections in these specialized areas.

HOME WARRANTY: A home warranty helps shield you from unexpected repair expenses after you have purchased your home. The items covered in the warranty must be in working order at the time the warranty goes into effect. Home warranties do not cover pre-existing conditions.

LOCATING HOME INSPECTION AND HOME WARRANTY COMPANIES

Some Consumer Advocacy Groups recommend finding your own company, but as a courtesy, we have provided below some companies that we have worked with in the past. Other companies are listed under "Home & Building Inspections" and "Home Warranty Plans" in the Yellow Pages.

HOME INSPECTION COMPANIES

Purist Home Inspections	602-989-9479
Smart Choice Home Inspections	602-320-7901
Rich Ritzwoller	
Advantage Inspection Services	602-864-8331
Premier Inspectors	480-922-9002
World Inspection Network	623-535-9336

HOME WARRANTY COMPANIES

*ServiceOne Home Warranties	602-993-5911
First American Home Warranty	1-800-444-9030
Old Republic Home Warranty	1-800-445-6999
American Home Shield	1-800-735-4663

Buyer Elects:

- To Purchase an Arizona State Certified Home Inspection
- To Decline an Arizona State Certified Home Inspection

Buyer Elects:

- To Obtain a Home Warranty
- To Decline a Home Warranty

I ACKNOWLEDGE THE RECOMMENDATIONS AND BENEFITS AS STATED ABOVE and understand that inspections must be made within 10 days or the time periods specified in the purchase contract. If I elect not to obtain professional inspections or a home warranty, I expressly release and hold harmless Ken Meade Realty, Inc., and its Agents from all liability resulting from these decisions.

Buyer Signature: _____
Date: _____

Buyer Signature: _____
Date: _____

* - Ken Meade Realty will receive a fee from ServiceOne for services rendered.