SEWER SCOPE/INSPECTION ADVISORY AND ACKNOWLEDGMENT BY BUYER

			Advisory			
Sewer line	Sewer line problems can come as an unpleasant surprise to many new homeowners. Sewer line inspections					
(common	ly referred to as a "S	ewer Scope") are	not ordinarily a part	of the standard home inspection requi	ired	
by most le	enders. As a result, r	nany buyers elec	t to forego the additi	onal costs associated with obtaining a		
Sewer Sc	ope inspection. The	result is that man	y homeowners do n	ot know the condition of the sewer line	in	
their new	home.					
Buyers of	real estate are advis	sed to obtain a Se	ewer Scope during the	ne inspection period of their purchase a	and	
•	sale agreement. An inspection enables a Buyer to know the status and condition of the sewer line of a					
property.	Often there may not	be any apparent	problems for the cur	rent homeowner. However, a broken p	ipe	
or partial blockage is a latent defect that may not be known by the present owner but can have damaging						
consequences to future owners.						
Real estate brokers are not experts on sewer line issue and likely cannot tell whether there are any issues						
with the sewer line. Problems arise in both older and newer houses. Many homeowner insurance policies						
contain a	basic exclusion for p	roblems such as	backups and breaks	s in side sewer lines. Obtaining an		
inspection	n before purchasing	your home allows	you to learn the sta	tus of the sewer line and negotiate with	า	
the Seller	(s) for any necessary	repairs or reduc	tions in the purchase	e price.		
D) (0 0 1			cknowledgement			
BY SIGNING BELOW, the undersigned Buyer(s) hereby acknowledges and understands the disclosures made herein, and agrees that he/she shall not hold any real estate broker liable for any damages that may						
arise from	n sewer line issues o	r the damage to s		xistence of problems with the sewer lir		
unless oth	nerwise expressly ag	reed in writing.				
Signature	:					
	Seller	 Date	Seller	 Date		
	231101	Date	001101	Date		
	Broker	 Date	Broker	 Date		



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