

Buyer Acknowledgement of Risk When Not Having a Home Inspection

Buyer was informed by real estate agent _____ associated with _____ (Firm) that professional home inspection and testing is advisable on the property located at _____ (Property).

The undersigned Buyer understands the only way to determine the condition of the Property is by having professionals conduct an authorized home inspection(s) or testing of the Property.

The real estate firm and its agent recommend the Buyer obtain a home inspection, even if the seller has made verbal or written disclosures or provided a copy of a previous inspection report.

By electing not to have a home inspection and not to include a home inspection contingency in the Buyer's Offer, Buyer has decided not to engage a home inspector or obtain a home inspection at this time. There is an inherent risk in writing an offer that is not contingent on a home inspection which may result in the Buyer learning of costly defects after closing for which the Buyer will be financially responsible to repair or correct.

The Buyer acknowledges and agrees:

- The Buyer has independently made the decision not to have a home inspection.
- The Buyer has made this decision against the recommendation of their real estate agent.
- Wisconsin real estate licensees are not required to have the same technical experience and knowledge of a home inspector or any other third-party tester or inspector.
- The Buyer has discussed the implications with their lender, if any.
- The Buyer has read this document in its entirety.

The Buyer acknowledges the Firm and its agent have informed the Buyer of the potential risk of submitting an offer with no inspection contingency.

Hold Harmless. The Buyer agrees to hold the Firm, and all its agents associated, harmless from any and all claims, arising out of or relating to the buyer's election not to have a home inspection or include an inspection contingency in the offer to determine the condition of the Property.

(X) _____ Buyer Signature ▲ (Date) ▲	(X) _____ Buyer Signature ▲ (Date) ▲
_____ Print Name	_____ Print Name
(X) _____ Buyer Signature ▲ (Date) ▲	(X) _____ Buyer Signature ▲ (Date) ▲
_____ Print Name	_____ Print Name

No representation is made as to the legal validity of any provision or adequacy of any provision in any specific transaction.