

1                   **SEWER SCOPE/INSPECTION ADVISORY AND ACKNOWLEDGMENT BY BUYER**

2   **Advisory**

3 Sewer line problems can come as an unpleasant surprise to many new homeowners. Sewer line inspections  
4 (commonly referred to as a "Sewer Scope") are not ordinarily a part of the standard home inspection required  
5 by most lenders. As a result, many buyers elect to forego the additional costs associated with obtaining a  
6 Sewer Scope inspection. The result is that many homeowners do not know the condition of the sewer line in  
7 their new home.

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9 Buyers of real estate are advised to obtain a Sewer Scope during the inspection period of their purchase and  
10 sale agreement. An inspection enables a Buyer to know the status and condition of the sewer line of a  
11 property. Often there may not be any apparent problems for the current homeowner. However, a broken pipe  
12 or partial blockage is a latent defect that may not be known by the present owner but can have damaging  
13 consequences to future owners.

14  
15 Real estate brokers are not experts on sewer line issue and likely cannot tell whether there are any issues  
16 with the sewer line. Problems arise in both older and newer houses. Many homeowner insurance policies  
17 contain a basic exclusion for problems such as backups and breaks in side sewer lines. Obtaining an  
18 inspection before purchasing your home allows you to learn the status of the sewer line and negotiate with  
19 the Seller(s) for any necessary repairs or reductions in the purchase price.

20  
21   **Acknowledgement**

22 BY SIGNING BELOW, the undersigned Buyer(s) hereby acknowledges and understands the disclosures  
23 made herein, and agrees that he/she shall not hold any real estate broker liable for any damages that may  
24 arise from sewer line issues or the damage to sewer pipes, or the existence of problems with the sewer line  
25 unless otherwise expressly agreed in writing.

26  
27 Signature:

28   \_\_\_\_\_  
29 Seller   Date   Seller   Date  
30  
31   \_\_\_\_\_  
32 Broker   Date   Broker   Date  
33  
34