

USED HOME – AS IS SALE TERMS

Updated February 2023

Used homes are sold “As Is” with no warranty. But we will get you started. Your home may have been winterized, or the systems shut down with no utilities. Here is how it works:

1. Inspect the home thoroughly. We welcome inspections by friends, third parties, or professional companies.
2. Once you have decided to purchase the home, follow the purchase procedure. When the home becomes yours, you will have the utilities turned on.
3. We will then start the home up and make sure the following items are working properly.
 - a. Furnace 30 day warranty
 - b. Air conditioner – if you close in the winter, we will start it in the spring and take responsibility for proper operation. 30 day warranty
 - c. Water heater 30 day warranty
 - d. Faucets, drains, and toilets – we will run each one and check for leaks upon initial inspection. No warranty. You will most likely need to repair or replace some items.
4. After the initial turn on, any repairs or upgrades are your responsibility.

What to expect:

- You may have to replace some faucets and drains. It is possible they could develop leaks shortly into your stay.
- If you have a shingled roof, it has been inspected and you should not have problems. However, these are not guaranteed.
- If you have a metal roof, these have not been inspected. However, when a metal roof fails, leaks are generally evident inside. Even if there is no evidence of leaks, we recommend having the roof inspected and probably coated soon.
- You will almost certainly have door, window, and trim adjustments.
- You should inspect and replace the heat tape under the home prior to winter
- You may have to replace some sections of flooring

INSPECTION: Site: _____ Date: _____ Inspector: _____

AGE, CONDITION, NOTES, or NOT INSPECTED

Furnace

Window leaks

Water heater

Heat tape

Faucets and drains

Roof

Ceiling leaks

Notes