

**PROPERTY INSPECTION:** When purchasing a property, especially first time Buyers, there are so many details to take into consideration it's hard to know which detail is more or less important than another. The simple answer is they're all important. But one detail that this Company feels is extremely important is the property inspection. With our harsh tropical climate, humidity, heat, termites, mold, mildew, dry-rot and many, many more concerns which can affect the integrity of a structure, having a thorough inspection of all components of a property is very important. We recommend you hire at the minimum a home inspection service to go over the property with you to explain its current repairs, whether immediate in nature or future repairs, to adequately maintain or extend the life of the improvements. Whomever you choose should be licensed and bonded and provide references. You can additionally check these people out with the State of Hawaii Regulated Industries, Better Business Bureau, Chamber of Commerce and many other organizations and individuals who can assist you in evaluating their qualifications. **DON'T DO THE INSPECTION YOURSELF** unless you are fully qualified to ascertain what is seen and unseen when performing an inspection.

We strongly recommend against performing a home inspection yourself. Should you choose not to hire a professional inspection service, then we strongly recommend you hire a professional inspection service, then we strongly recommend you hire, as appropriate, a licensed professional contractor, roofer, pool service, engineer(s), entomologist, etc. or other qualified individuals or companies to assist you in evaluating this property. This addendum serves notice that you have been adequately counseled on the importance of having a professional property inspection. If you still choose not to have a professional inspection you are doing so against our better judgment and counsel. **DO NOT PURCHASE A HOME WITHOUT A PROFESSIONAL INSPECTION.** The cost of not performing an inspection can far exceed the cost to have one done. The results of the inspection can change the amount you may be willing to pay for a property when you take into consideration the cost for needed repairs. The results of a professional inspection ultimately might influence your decision to cancel this contract and seek a property more in line with what you feel is in better condition or of better value.