

# Recommended Actions For Your Protection

## Inspections and Services

The undersigned acknowledges and accepts that they hereby save and hold harmless Lichtenstein Rowan Realtors and their agents, from any and all liability, costs, damages, and expenses that arise from all events and issues associated with failure to obtain any or all of the following:

Inspections (To include all structures on the property):

- Home inspection
- Radon inspection
- Septic tank: locate, dig open, pump, visually inspect, and deem to be in good working order
- Visual sewer line (camera) inspection
- Roof inspection: to be free of leaks
- Wood destroying-insect/organism inspection
- Well inspection to ensure the well is free of ecoli and lead. (optional: nitrates, nitrites)

- Home warranty (after closing coverage)
- Building permit: (if additions/remodeling has taken place)
- Potentially not all rooms used by the seller will qualify as a bedroom: the most important issue is bedroom egress in case of fire.
- Septic permit (if available at health department): permit bedroom allowance vs number of bedrooms built
- Survey
- Appraisal
- Title insurance
- Availability of services: confirm that the desired utilities will be available to you as a new owner. The fact that services are currently offered does not guarantee future availability.
- Other: \_\_\_\_\_

It is further acknowledged and accepted that the undersigned has been advised of the potential benefit of all of the above suggested items and inspections, and has been advised to perform their own due diligence regarding same, as well as crime rates, sex offenders, and school districts.

AGENT: \_\_\_\_\_

PURCHASER: \_\_\_\_\_ (DATE) \_\_\_\_\_  
 Print Name Signature

PURCHASER: \_\_\_\_\_ (DATE) \_\_\_\_\_  
 Print Name Signature