
SELLER

Inspection Authorization and Release

Seller, having listed their property for sale with Berkshire Hathaway HomeServices The Preferred Realty ("BHHS The Preferred Realty") hereby acknowledges that prospective Buyers may request that certain inspections and tests be made of the property including, but not limited to, inspections and testing for the following:

Structural components; roof; exterior windows and exterior doors; exterior siding, fascia, gutters and downspouts; swimming pools, hot tubs and spas; appliances; electrical, plumbing, heating and cooling systems; water penetration; environmental hazards (e.g., mold, fungi, indoor air quality, asbestos, underground storage tanks, etc.); electromagnetic fields; wetlands inspection; flood plain verification; property boundary/square foot verification; wood boring pest infestation; radon gas; septic or onsite sewage; well, spring, cistern water supply and any other items Buyer may select.

In the event Seller accepts an offer to purchase which includes a provision for inspection, the Seller hereby consents to the inspections and the admission of inspectors into the property. Furthermore, if the Seller has provided BHHS The Preferred Realty with a key to the property, BHHS The Preferred Realty and its sales associates are hereby authorized to provide the key to the inspectors for admittance to the property. Release of the key to the property for any assistance which BHHS The Preferred Realty may provide to coordinate any inspection is done solely as an accommodation for the convenience of the Seller and such assistance shall not be construed as any special undertaking on the part of BHHS The Preferred Realty. Seller acknowledges that they are aware that it is not BHHS The Preferred Realty's policy to select inspectors for a Seller or Buyer and BHHS The Preferred Realty's sales associates are not permitted to participate in the performance of said inspections.

Seller understands that inspectors are independent contractors, and are not subject to BHHS The Preferred Realty's control and BHHS The Preferred Realty expressly disclaims any and all liability relating to the inspectors or their inspections and BHHS The Preferred Realty makes no representations or warranties concerning the inspectors, their qualifications, their services, or the scope, quality, or substance of their inspections.

Seller specifically acknowledges that Seller is not relying on BHHS The Preferred Realty or its sales associates, with respect to selection of the inspectors, their compliance with the Pennsylvania Home Inspection Law, performance of their inspections, or the conditions of the property which may be revealed by said inspections and Seller hereby releases BHHS The Preferred Realty and its sales associates and agrees to indemnify and save them harmless from and against any claims, costs, damages, including attorney's fees, relating to the selection of the inspectors, performance of the inspections and tests, or conditions of the property which have or should have been revealed by said inspections.

SIGNED by Seller and intending to be legally bound hereby this 2nd day of September 2016

WITNESS:
[Signature]
[Signature]

SELLER:
[Signature]
Donald L. Steward
[Signature]
Laura A. Steward



**BERKSHIRE
HATHAWAY**
HomeServices

The Preferred Realty

7/07