Buyer To Sign This Form To Gain Access To Inspection Report

General CPO Program Information:

$250 Closing Cost Savings

Buyer may choose any title company to conduct title search per State of Maine law. Seller has hired Maple Leaf Title to conduct a pre-listing title search to confirm clear title on the property and make their property more appealing to buyers. If buyer/buyer's lender select Maple Leaf Title to conduct title & closing for the transaction, Buyer will pay a $100 title update fee rather than a $350 title search fee, resulting in a $250 savings for buyer. Other typical title fees apply, contact Maple Leaf Title for details at 207-707-8028.

American Home Shield ShieldPlus 1 Year Home Warranty

Conditions Apply. See Home Warranty Explainer & Home Warranty Contract

12 Month Satisfaction Guarantee

Love Your New Home, Or We'll Sell It For Free. Conditions Apply. General Conditions: Any sale based upon a job transfer, financial distress, relocation out of state, divorce, etc., is not valid for the purpose of this guarantee and voids this guarantee. If you don't love your new home, Your Home Sold Guaranteed Realty will list your home at $0 listing commission for 6 months. Home must be listed within 12 months of Buyer's closing date to qualify for the guarantee. The home will be listed for 180 days, after which the guarantee expires.

Inspection Report Disclosure & Release:

This report is for informational purposes only and should not be relied on for anything more than information. No inspection can see everything. We encourage you, the Buyer, to seek your own home inspection. By giving you this report, we are not, in any way, implying or influencing the Buyer to not complete your own home inspection.

1. The report is NOT an all-encompassing report dealing with the building from every aspect. It is a reasonable attempt to identify any obvious or significant defects apparent at the time of the inspection. Whether or not a defect is considered significant or not depends, to a large extent, upon the age and type of the building inspected. This report is not a Certificate of Compliance with the requirements of any act, statute, rule, regulation, ordinance, declaration, or by-law.
2. **THIS IS A VISUAL INSPECTION ONLY** limited to those areas and sections of the property fully accessible and visible to the inspector on the date of inspection. The inspection will cover physical, mechanical, pest, and septic inspections. The inspection **does not** include breaking apart, dismantling, removing, or moving objects, including, but not limited to, foliage, moldings, roof insulation, floor or wall coverings, sidings, ceilings, floors, furnishings, appliances, or personal possessions. The inspector **cannot** see inside walls, between floors, inside roofing, behind stored goods in cupboards, or other areas that are concealed or obstructed. The inspector **will not** dig, gouge, force, penetrate, or perform any other invasive procedures. Visible timbers **cannot** be destructively probed or hit without the written permission of the property owner.

3. The report does not and can not make comment upon: defects that may have been concealed; the assessment or detection of defects (including rising damp and leaks) which may be subject to the prevailing weather conditions; whether or not services have been used for some time prior to the inspection and whether this will affect the detection of leaks or other defects (e.g., in the case of shower enclosures the absence of any dampness at the time of the inspection does not necessarily mean that the enclosure will not leak); the presence or absence of timber pests; gas-fittings; common property areas; environmental concerns; the proximity of the property to flight paths, railways, or busy traffic; noise levels; health and safety issues; heritage concerns; security concerns; fire protection; site drainage; swimming pools and spas; detection and identification of illegal building work; detection and identification of illegal plumbing work; durability of exposed finishes; document analysis; electrical installation; any matters that are solely regulated by statute; any area(s) or item(s) that could not be inspected by the consultant. Accordingly, this report is not a guarantee that defects and/or damage do not exist in any inaccessible or partly inaccessible areas or sections of the property.

Report Ownership: The inspector named on the report will remain the owner of the report at all times. The fee paid by Client is for the physical inspection only.

DISCLAIMER OF LIABILITY: No liability shall be accepted on an account of failure of the report to identify and/or notify as to any problems, issues or concerns in the area(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the inspector (including but not limited to or any area(s) or section(s) so specified by the Report).

DISCLAIMER OF LIABILITY TO THE THIRD PARTIES: This report is made solely for

the use and benefit of the Client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third-party acting or relying on this report, in whole or in part does so at his or her own risk.

I, _____(Buyer Name) Release Your Home Sold Guaranteed Realty of any and all liability in relation to the inspection report.

_____ _____

Buyer Signature Date Buyer Name

_____ _____

Buyer Signature Date Buyer Name

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Buyer Signature Date Buyer Name

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Buyer Signature Date Buyer Name