Repair Items

Although you may have paid a home inspector, they are not licensed in many areas. The people shown below are recommended for more thorough inspections if you have concerns or issues.

Georgia Evans Realty, LLC, nor any agent licensed with Georgia Evans Realty, LLC is not authorized or qualified to give any advice or opinion regarding repairs. All repair decisions need to be made based soley upon reports, advice and information provided by qualified 3rd party vendors independent of Georgia Evans Realty, LLC. ***Buyer to request repair receipts from all professional repairs made, such as heat & air, roofing, plumbing, electrical, structural.***

In order to better serve our clients we do recommend the items below. If issues are found in the home inspection report, we recommend contacting:

Roofing Company/Contractor
Electrician - Breaker boxes, hot water heaters
Plumbing Company
Heat & Air Company
Floor joist issues - consult with an engineer
Porches or foundation cracks - consult with an engineer

Always check for water under the house.
Take a hair dryer or radio and check electrical outlets.
Make sure all windows will open and close.
Make sure garage doors open and close.
Septic Tanks - Take lid off and have independent company check it.

By signing this agreement, we acknowledge Georgia Evans Realty, LLC and our Realtor are not licensed in repair services, or have any expertise in repair items. We have not relied upon any representation by said parties regarding decisions we have made concerning repairs, including purchasing the home.

Georgia Evans Realty, LLC and it's employees and/or Realtors may provide names and contact information for sub-contractors, vendors & home inspectors in order to help our clients. No client is required to use any person recommended by Georgia Evans Realty, LLC or it's Realtors. Offering of sub-contractors and/or vendor names is done as a ministerial act only. All clients are free to use whomever they choose regarding vendors, sub-contractors, home inspectors and pest control. Georgia Evans Realty, LLC nor any of it's agents or employees receive any kind of referral fee, kickback or payment for recommending any vendor, inspector or sub-contractor.

Buyer	Date	Buyer	Date

GEORGIA EVANS REALTY

Mold Disclosure and Release

Buyer is hereby advised that mold and/or other microscopic organisms (collectively referred to herein as “Mold” may exist in, on or around the property and such Mold may have the potential to cause health effects including, but no limited to, physical injuries, allergic and/or respiratory reactions or other problems, particularly in persons with immune system issues, young children and/or elderly persons. Buyer acknowledges and accepts the responsibility of, and risks associated with, the presence of Mold. Buyer agrees to conduct all inspections prior to closing, that Buyer deems necessary or desirable to determine the extent, if any, of the presence of mold.

Buyer understands that it shall be Buyer’s responsibility to determine the actual presence of mold. Buyer herein represents and warrants that Buyer has not relied on any representation from Georgia Evans Realty, LLC and/or its affiliated licensees regarding the presence of Mold in, on or around the Property, nor has Buyer relied on the Seller’s failure to provide information concerning Mold in the Property as a basis for making any determination concerning the presence of Mold in the Property or its effects.

Buyer understands and acknowledges that, if Mold is present in, on or around the Property, it may be necessary to hire third-party contractors to investigate, evaluate and/or remediate the affected areas. Buyer agrees that the responsibility and cost for such services shall be borne entirely by Buyer and that the Seller shall not be liable or responsible for any such costs, nor shall Seller be liable for any bodily injury or property damage that may result from Mold in, on or around the Property.

Buyer acknowledges and agrees to accept full responsibility for and assume all risk of any matters that may result from Mold in, on or around the Property. Buyer hereby agrees to hold Georgia Evans Realty, LLC and /or its affiliated licensees harmless from any liability/recourse/damage (financial or otherwise) that Buyer may incur as a result of the presence of Mold in, on or around the Property. Buyer understands that the promises and representations made in this release are a material inducement for Seller to enter into the contract to sell the Property to Buyer.

Buyer hereby acknowledges reading this disclosure and release and is aware of the conditions set forth therein. Buyer has been given the opportunity to discuss this document with attorneys or other representative of Buyer’s choosing prior to the execution of this document. This disclosure and release is executed voluntarily and with full knowledge of its significance.

_____ _____

Buyer Date Buyer Date

REAL ESTATE BROKERS AND AGENTS ARE NOT QUALIFIED TO INSPECT PROPERTY FOR MOLD OR MAKE RECOMMENDATIONS OR DETERMINATIONS CONCERNING POSSIBLE TREATMENT OF MOLD OR ITS HEALTH OR SAFETY ISSUES. THE PURPOSE OF THIS DISCLOSURE IS TO PUT BUYERS ON NOTICE TO CONDUCT THEIR OWN DUE DILIGENCE REGARDING THIS MATTER, PRIOR TO CLOSING, USING APPROPRIATE, QUALIFIED EXPERTS ANDS TO TAKE ALL ACTIONS NECESSARY TO TREAT OR REMOVE MOLD (AS DEFINED HEREIN ABOVE) IN THE PROPERTY (AS DEFINED HEREIN ABOVE).

Buyer agrees to indemnify and hold Seller, Seller's Real Estate Broker and Agent, Buyer;'s Real Estate Broker, and Agent or Facilitator, the closing Agent and all Parties participating in the closing from any cost or liability occurring from Buyer attempting to collect any damages from aforementioned party related to mold. This includes the cost of defense or litigation.

_____ _____

Buyer Date Buyer Date