



WATER DRAINAGE ADVISORY

Recommendation and release agreement regarding inspecting for adverse drainage

Property Address: _____

The Real Estate Licensees involved in this transaction do not know if the Seller's representations regarding the presence or absence of water drainage problems are accurate. Many properties experience some form of drainage, grading or flooding problems, especially during severe rainfall. It is generally beyond the scope of expertise for Real Estate Licensees to predict the possibility of future drainage problems or to point out the existence of possible past drainage problems. Real Estate Licensees rarely possess expertise in determining such issues. Following the close of escrow, there could be an unusually strong rainfall that could create a drainage problem where, in the past, it might not have yet existed.

1. Therefore, the Brokers and Agents associated with this transaction, i.e. Listing and Selling Agents, strongly recommend that Buyer obtain the services of a licensed landscaping contractor, soil engineer or any other such appropriate expert to determine the condition of water drainage associated with the property and any possible current or future related problems. Buyer should therefore utilize the strict time frame associated with BUYER'S INVESTIGATION OF PROPERTY CONDITION paragraph in the Purchase Agreement to evaluate the entire drainage condition.
2. In the event Buyer fails to obtain said inspection and report from any such drainage expert within the time frame allowed for inspection in the Purchase Agreement, Buyer releases Listing and Selling Agents, its Brokers and Associate Licensees of any and all costs, claims, expenses, damages, etc. of any kind related to those defects, damages and adverse existing and potential conditions which could be ascertained by such an expert's report on water drainage, grading, flooding and related issues.

Seller: _____ Date: _____ Buyer: _____ Date: _____

Seller: _____ Date: _____ Buyer: _____ Date: _____

Agent: _____ Date: _____ Agent: _____ Date: _____