

PROPERTY CHECKLIST

This is a legally binding document. If not understood, consult an attorney.

THIS PROPERTY CHECKLIST is provided by Coldwell Banker Residential Brokerage-Ogden (the "Company") including Agent's Name (the "Agent") to Buyer's Name (the "Buyer") in connection with the purchase of any property, including (if known) the property located at: Property Address (the "property").

THE COMPANY AND ALL AGENTS AFFILIATED WITH THE COMPANY ARE TRAINED IN THE MARKETING OF REAL ESTATE. THEY ARE NOT TRAINED OR LICENSED TO PROVIDE THE BUYER WITH PROFESSIONAL ADVICE REGARDING THE PHYSICAL CONDITION OF ANY PROPERTY OR REGARDING LEGAL OR TAX MATTERS. ACCORDINGLY, NEITHER THE COMPANY NOR THE AGENTS AFFILIATED WITH THE COMPANY WILL MAKE ANY REPRESENTATIONS OR WARRANTIES REGARDING THE PHYSICAL OR LEGAL CONDITION OF ANY PROPERTY SELECTED BY BUYER.

AS PART OF ANY WRITTEN OFFER TO PURCHASE A PROPERTY, THE BUYER SHOULD CONSIDER EXERCISING THE OPTION TO USE THE SERVICES OF APPROPRIATE PROFESSIONALS TO CONDUCT INSPECTIONS, INVESTIGATIONS, TESTS, SURVEYS, AND OTHER EVALUATIONS OF THE PROPERTY AT THE BUYER'S EXPENSE. THE BUYER IS ADVISED TO EXERCISE THIS RIGHT. IF THE BUYER FAILS TO DO SO, THE BUYER IS ACTING CONTRARY TO THE ADVICE OF THE COMPANY.

THE FOLLOWING IS A GENERAL LISTING OF ISSUES THAT THE BUYER SHOULD CONSIDER IN EVALUATING ANY PROPERTY. THIS IS NOT INTENDED TO BE A COMPREHENSIVE LIST OF ALL ISSUES THAT MAY BE RELEVANT IN THE BUYER'S EVALUATION OF A SPECIFIC PROPERTY, INCLUDING ANY PROPERTY LISTED ABOVE. THIS DOCUMENT IS, HOWEVER, INTENDED TO DIRECT THE BUYER'S ATTENTION TO A NUMBER OF ISSUES THAT ARE COMMONLY CONSIDERED IMPORTANT IN THE EVALUATION OF ANY PROPERTY.

1. BUILDING CODE/ZONING COMPLIANCE: Buyer is advised to consult with local zoning officials to assure that Buyer's intended use of the property complies with local zoning requirements and with any recorded restrictive covenants and conditions. Buyer acknowledges that the Company should not be relied upon for any determination as to any past or present building or zoning violations, or as to the suitability of the property for Buyer's intended use.

2. HAZARDOUS WASTE AND TOXIC SUBSTANCES: Buyer is advised to consult with appropriate professionals regarding the possible existence of hazardous wastes and toxic substances on the property, including, but not limited to, asbestos, radon gas, and lead based paint. Buyer is advised that a variety of federal laws can place strict liability on property owners for hazardous waste management and cleanup of hazardous substances. Buyer is advised to consult with appropriate professionals to determine the possible existence of mold in the Property. Water leaks and water damage to the Property may result in mold which may have adverse health affects. Buyer is advised of Buyer's obligation to make appropriate inquiries ("due diligence") into past uses of the property to ascertain the possible existence of toxic substances. Buyer acknowledges that the Company should not be relied upon for any determination as to the existence of any toxic substances.

3. SURVEYING AND STAKING: Buyer is advised that without an accurate survey of the property, Buyer cannot be certain as to the exact boundaries of the property, or that any improvements on the property are not encroaching upon adjoining parcels of property, or that improvements located on adjoining parcels of property do not encroach on the property. Buyer acknowledges that the Company should not be relied upon for any determination as to the boundaries of the property or of any encroachments within or over the actual boundaries of the property.

4. HOME PROTECTION PLAN: Buyer acknowledges that Buyer has been advised by the Company of the availability of Home Protection Plans which provide limited protection for certain home appliances and certain components of the property after Closing.

5. FLOOD HAZARD ZONE AND INSURANCE: If the property is located in a "Flood Zone" as set forth on the H.U.D. "Special Flood Zone Area" map, the mortgage lender may require that Buyer obtain and pay for flood insurance on the property and its improvements.

