

7191 Magnolia Avenue
Riverside, CA 92504
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DATE _____

PROPERTY ADDRESS _____

BUYER _____ SELLER _____

**ENVIRONMENTAL HAZARDS RELEASE AND RECEIPT
EARTHQUAKE SAFETY RELEASE (Homes Built Prior to 1960)
LEAD BASE PAINT RELEASE (Homes Built Prior to 1978)**

By signing below, the buyer of the above mentioned property acknowledge and agree to the following:

1. They have received a copy of the Environmental Hazards booklet "Environmental Hazard and Earthquake Guide".
2. Buyer understands that if the home being purchased was built prior to 1978, there are parts of the "Guide" that may pertain either to the earthquake safety of the home, the possible existence of lead based paint in the home, or both.
3. Buyer understands that Westco Real Estate, Inc. has no expertise in the area of earthquake safety, lead based paint hazards, or any other environmental hazard, and that BUYER IS ADVISED TO HIRE A HOME INSPECTOR OR OTHER EXPERT IN THESE FIELDS TO SATISFY WHATEVER QUESTIONS THE BUYER MAY HAVE REGARDING THESE ISSUES.
4. The buyer acknowledges that they have not relied on any statements made by Westco Real Estate, Inc. or its agents regarding earthquake safety, lead based paint, or any other environmental hazard, and that by closing this escrow, said buyer HOLDS WESTCOE REALTORS, INC. AND ITS AGENTS HARMLESS IN THE EVENT OF ANY DAMAGE OR LITIGATION ARISING FROM EARTHQUAKE SAFETY, LEAD BASED PAINT ISSUES, OR ANY OTHER ENVIRONMENTAL HAZARD ENCOUNTERED IN THE PURCHASE OR OWNERSHIP OF THIS HOME.

BUYER

DATE

BUYER

DATE