



**Environmental Assessment Association  
CERTIFICATION  
AND  
STATEMENT OF LIMITING CONDITIONS**

**Certification:** The Environmental Inspector certifies to the Buyer, Seller and/or lender in a transaction as named in the inspection report "Principal Parties"; and the Inspector and the Principal Parties agree that:

1. The Environmental Inspector has no present or contemplated future (a) partnership with Principal Parties nor (b) an interest in the property inspected which could adversely affect the Inspector's ability to perform an objective inspection; and neither the employment of the inspector to conduct the inspection, nor the compensation for it, is contingent on the results of the inspection.
2. The Environmental Inspector has no personal interest in or bias with respect to the subject matter of the inspection report or any parties who may be part of a financial transaction involving the property. The conclusions and recommendations of the report are not based in whole or in part upon the race, color, creed, sex or national origin of any of the Principal Parties.
3. The Environmental Inspector has personally inspected the property, both inside and out and has made visual inspection of adjacent properties, to the extent possible by readily available access. The inspection does not include the removal of any soil, water or air samples, the moving of furniture or fixtures, or any type of inspection that would require extraordinary effort to access.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the inspection assignment or by the undersigned affecting the conclusions and recommendations contained in the report.)
5. This Environmental Inspection report has been made in conformity with and is subject to the requirements of the Code of Professional Ethics of the Environmental Assessment Association.
6. All opinions, conclusions and recommendations concerning the inspected property that are set forth in the inspection report were prepared by the Environmental Inspector whose signature appears on the report. No change of any item in the report shall be made by anyone other than the Inspector, and the Inspector shall have no responsibility for any such unauthorized change.

**Contingent and Limiting Conditions:** The certification of the Environmental Inspector appearing in the environmental inspection report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Inspector in the report.

1. The Inspector assumes no responsibility for matters of a legal nature affecting the property

inspected or the title thereto. The property is inspected assuming responsible ownership.

2. Any sketch appearing in or attached to the inspection report, or any statement of dimensions, capacities, quantities or distances, are approximate and are included to assist the reader in visualizing the property. The inspector has made no survey of the property.
3. The Inspector is not required to give testimony or appear in court because of having made the inspection with reference to the property in question, unless arrangements have been previously made therefor.
4. This report is not intended to have any direct effect on the value of the property inspected but simply to provide a visual Environmental Assessment solely for the benefit of the Principal Parties.
5. The Inspector assumes that there are no hidden, unapparent, or latent conditions or defects in or of the property, subsoil, or structures, other than those noted on the inspection report or any addendum to the report which the Inspector has included. The Inspector assumes no responsibility for such conditions, or for the inspection, engineering or repair which might be required to discover or correct such factors.
6. Information, estimates and opinions furnished to the Inspector, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Inspector has made no independent investigation as to such matters and undertakes no responsibility for the accuracy of such items.
7. The Inspection and Inspection Report are made by the Inspector solely for the benefit and personal use of the Principal Parties. Disclosure of the contents of the Inspection Report is governed by the Bylaws and Regulations of the Environmental Assessment Association. No disclosure may be made of the Inspection Report without the prior written consent of the Inspector and the Inspector undertakes no responsibility for harm or damages to any party other than the Principal Parties.
8. Neither the Inspection Report, any part thereof, nor any copy of the same (including conclusions or recommendations, the identity of the Inspector, professional designation, reference to any professional organization, or the firm with which the Inspector is connected), shall be used for any purposes by anyone but the Principal Parties. The report shall not be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the prior written consent and approval of the Inspector.

Inspectors Name: \_\_\_\_\_ Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_



## SUMMARY & CONCLUSION ADDENDUM

### Underground Storage Tanks (UST's)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Above Ground Storage Tanks (AST's)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Waste Sites

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Drinking Water

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Asbestos

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Urea Formaldehyde Foam Insulation (UFFI)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Lead Hazard

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Pesticides/Herbicides

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Polychlorinated Biphenyl (PCB's)

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Radon

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

