

Owner is trying to sell Owner's real property (Property) at \_\_\_\_\_. A potential buyer of the Property (Client) has contracted with \_\_\_\_\_ (Inspector) to perform lead paint testing at the Property.

Owner understands that lead paint testing may be somewhat destructive or intrusive in that Inspector may remove small areas of paint down to the sheetrock and send those samples to a lab. This may cause a small amount of damage by leaving marks where Inspector took samples.

Owner further understands that the results of Inspector's testing will be provided only to Inspector's client, and will not be provided to the Owner by the Inspector.

In consideration of Inspector's willingness to perform the lead paint testing for Owner's potential buyer, the Owner agrees to allow Inspector access to the Property for such testing, consents to such testing, and releases the Inspector (and its employees, agents, etc.) from any liability in connection with any such damage and from any claims of any kind allegedly resulting from Inspector's testing. Inspector assumes no liability to Owner or anyone else for any lead-based issues either current or arising in the future. In no event shall Inspector be liable for consequential, exemplary, special or incidental damages.

If there is more than one Owner, the signature of the Owner indicates that he/she is authorized to sign this document for all Owners.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
(Date)