



CARDINAL REALTY & PROP MGMT.

1820 East Main Street • Oak Hill, West Virginia 25901

RE: 305 Highland Ave, Oak Hill WV 25901
PROPERTY ADDRESS

BUYER: _____

SELLER: Cindy Hannah + Justin Wood

TO SELLER(S) AND SELLING AGENT:

AS THE SELLER(S) OF THE ABOVE DESCRIBED PROPERTY, I AM NOT AWARE OF ANY DEFECTS IN THE PROPERTY, OTHER THAN WHAT IS OBSERVED OPENLY TO ANY INTERESTED PARTY.

SELLER(S) HAVE NOT OCCUPIED THE PROPERTY AND ARE NOT AWARE OF ANY OTHER DEFECTS IN THE PROPERTY UNLESS MENTIONED ABOVE. THERE ARE NO WARRANTIES AND BUYER(S) ARE ENCOURAGED TO HAVE HOME INSPECTION AT THEIR EXPENSE. THE PURPOSE OF THIS DISCLOSURE IS TO PUT YOU ON NOTICE OF ANY DEFECTS KNOWN TO ME.

I HEREBY AUTHORIZE MY REALTOR® TO DISCLOSE THIS INFORMATION TO ALL PERSONS OR ENTITIES WITH INTEREST IN THIS PROPERTY.

I UNDERSTAND UNDER CURRENT CASE LAWS MY FAILURE TO COMPLETELY DISCLOSE CERTAIN KNOWN DEFECTS IN MY PROPERTY MAY EXPOSE ME TO LIABILITY.

DocuSigned by:

Cindy Hannah

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SELLER

Joanna Ballard

LISTING AGENT

7/15/2026

DATE

7/15/2024

DATE

DocuSigned by:

Justin Wood

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SELLER

7/15/2026

DATE

TO BUYER(S) AND SELLING AGENT:

AS THE PURCHASER(S) OF THE ABOVE DESCRIBED PROPERTY I ACKNOWLEDGE THAT ON THIS DATE I RECEIVED THE FORGOING DISCLOSURE. ACCORDINGLY, I AM AWARE OF THE DEFECTS SET OUT ABOVE. I DO HEREBY AGREE TO HOLD HARMLESS AND TO BRING NO ACTION OR CLAIM AGAINST THE SELLER, THE LISTING AGENT OR ANY SUB-AGENTS OF THE LISTING AGENT FOR ANY DAMAGES OR INJURIES, NOW OR IN THE FUTURE, RESULTING FROM THE SPECIFIC DEFECTS SET OUT ABOVE.

BUYER _____ DATE _____

SELLING AGENT _____ DATE _____

BUYER _____ DATE _____