

AS IS Disclosure Statement

Regarding the Property at 225 South Ridgewood Drive, Cool Ridge, WV 25825, the Seller(s), Terry Hannah, agrees to sell the above property, and the Buyer(s), _____ agrees to purchase the property, in its present condition, **“AS IS” and without representations or warranties of any kind.**

Buyer acknowledges for Buyer and Buyer's successors, heirs and assignees, that Buyer has been given reasonable opportunity to inspect, and investigate the property and all improvements thereon, either independently or through agents of Buyer's choosing, and that by purchasing the property, Buyer is not relying on Seller, or its agents, as to the condition or safety of the property and/or any improvements thereon, including, but not limited to electrical , plumbing, heating, sewage, roof, air conditioning, if any, foundations, soils and geology, environmental contaminants, including but not limited to asbestos, radon, and hazardous chemicals, lot size or suitability of the property and/or that the improvements are structurally sound and/or in compliance with any city, county, state and/or Federal statutes, codes or ordinances. Any report, repairs, or work required by Buyer's lender is to be the sole responsibility of the Buyer. It is also understood that there may be an accumulation of "junk" or debris which may include tires, paint cans, etc. that must be removed by Buyer.

Seller does not warrant any existing structure as to its habitability or suitability for occupancy. Buyer assumes responsibility to check with appropriate planning authority for intended use and holds Seller and Broker harmless as to suitability for Buyer's intended use.

Buyer further states that they are relying solely upon their own inspection of subject property and not upon any representation made to them by any person whomever, and is purchasing subject property in the condition in which it now stands without any obligation on the part of the Seller to make any changes, alterations, or repair thereto.

The closing of this transaction shall constitute an acknowledgement by the Buyer that **the premises were accepted without representation or warranties of any kind or nature and in its present “AS IS” condition based solely on Buyer’s own inspection.**

		<i>Terry Hannah</i>	dotloop verified 07/05/26 8:51 AM EDT DULE-HNVF-WZ4U-j2IY
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date