



**Lynchburg Association of REALTORS®**  
**"AS IS" Addendum**



This is a legally binding contract to convey the property to Purchaser in "AS IS" condition.  
If not understood, seek competent advice before signing.

THIS IS AN ADDENDUM to the Purchase Agreement dated \_\_\_\_\_, 20\_\_\_\_ (the "Purchase Agreement"), by and between \_\_\_\_\_ ("Seller") and \_\_\_\_\_ ("Purchaser") for the purchase and sale of certain real property known as \_\_\_\_\_, Virginia (the "Property") and shall be attached to and made a part of the Purchase Agreement.

1. **Property Inspection for "AS IS" Transaction.** The Purchase Agreement is contingent upon Purchaser being satisfied with the results of an inspection of the Property. Seller grants Purchaser ten (10) days from the date that the Purchase Agreement is fully executed by the parties (the "Inspection Period") to conduct such inspection of the Property as Purchaser deems necessary, including but not limited to, whole house inspection, well water, septic system, radon gas, lead-based paint and termite inspection. Seller shall have all utilities supplied to all systems prior to the inspection. If Seller fails to have all utilities supplied to all systems prior to Purchaser's inspection, then the expiration of the Inspection Period shall be extended until ten (10) days following the date that Purchaser is notified by Seller that all utilities have been supplied to all systems. If Purchaser is not satisfied with the results of Purchaser's inspections, Purchaser may terminate the Purchase Agreement by written notice to Seller within the Inspection Period. In such event and subject to Paragraph 6 of the Purchase Agreement, Purchaser's deposit shall be refunded to Purchaser and the parties shall have no further obligation under the Purchase Agreement. If Purchaser does not terminate the Purchase Agreement within the Inspection Period, then this contingency shall be deemed waived.

2. **Property Sold "AS IS".** The parties acknowledge that the Property is sold in "AS IS" condition as determined as of the date of the Purchase Agreement and Purchaser agrees to accept the Property at settlement in such condition. Excluding warranty of title, Seller makes no representation or warranty, express or implied, as to the condition of the Property or any system, equipment or appliance therein. All clauses regarding any repairs to the Property by Seller or any representations or warranties relating to the physical condition of the Property by Seller, including without limitation, paragraphs 14, 22E, 22F and 22G, are hereby deleted from the Purchase Agreement and of no legal effect. **PURCHASER HEREBY ACKNOWLEDGES THAT SELLER WILL NOT PROVIDE A WELL WATER TEST, SEPTIC INSPECTION OR TERMITE REPORT AND SELLER HAS NO OBLIGATION TO MAKE REPAIRS TO THE PROPERTY OR ANY SYSTEM, EQUIPMENT OR APPLIANCE THEREIN, EXCEPT TO CONFORM THE PROPERTY TO THE CONDITION AS OF THE DATE OF THE PURCHASE AGREEMENT.** Seller grants to Purchaser the right to make a pre-settlement inspection to verify that the condition of the Property conforms to provisions of this paragraph. If, at or prior to settlement, Seller refuses to conform the Property to the condition as of the date of the Purchase Agreement (including the repair of any damage to the Property occurring after the date of the Purchase Agreement), then Purchaser may terminate the Purchase Agreement by written notice to Seller and receive a refund of the Deposit, or waive the Property condition and proceed to settlement with no reduction in the Purchase Price. If the Purchase Agreement is terminated and subject to Paragraph 7 of the Purchase Agreement, the Deposit shall be refunded to Purchaser and neither party shall have any further obligation thereunder.

3. Except as modified by this Addendum, all other terms and conditions of the Purchase Agreement are hereby ratified and reaffirmed.

WITNESS the following authorized signatures:

Purchaser	Date	Seller	Date
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Purchaser	Date	Seller	Date
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Purchaser	Date	Seller	Date
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