



# As-Is Inspection Waiver Rider

This document has legal consequences. If you do not understand it, consult your attorney.

All defined terms of the Contract carry over to this As-Is Inspection Waiver Rider ("Rider"). To the extent not specifically amended hereby, the terms of the Contract remain in full force and effect. In the event of any inconsistency between the terms hereof and the terms set forth in the Contract, the terms hereof control.

1 This Rider is attached to and forms a part of the Contract regarding Property located at:

|   |                            |                  |           |                 |               |
|---|----------------------------|------------------|-----------|-----------------|---------------|
| 2 | <u>1620 US Highway 160</u> | <u>Caulfield</u> | <u>MO</u> | <u>65626</u>    | <u>Howell</u> |
| 3 | <b>Street Address</b>      | <b>City</b>      |           | <b>Zip Code</b> | <b>County</b> |

4 The Property is being sold in its present ("As-Is") condition, including all defects. Except as may be given to Buyer in writing, Seller  
5 and Brokers make no representation or warranty regarding the condition of the Property, express or implied, including without  
6 limitation any implied warranty of merchantability, habitability or fitness for any particular purpose. The sale of the Property in its  
7 present condition does not, however, relieve Seller of any legal duty or obligation to disclose any knowledge Seller may have of any  
8 adverse material fact. An "adverse material fact", is a fact related to the Property which is not reasonably ascertainable or known  
9 to Buyer and which negatively affects the value of the Property. Adverse material facts may include matters such as environmental  
10 hazards, physical condition, and material defects in a Property or title thereto.

11 Any Broker involved in this transaction does not have a duty to independently inspect the Property for adverse material facts, or  
12 guarantee or independently verify the accuracy or completeness of any information provided or statement made by anyone other  
13 than that Broker. Buyer acknowledges that many types of inspections are available and recommended. The waiver of any inspection  
14 right(s) is Buyer's decision alone and Buyer agrees to hold Seller and Brokers harmless from any and all actions, claims, demands,  
15 loss, damage and suits of any nature whatsoever in any forum as a result of any such decision.

16 **Section 7D Waiver of Inspection Notice Rights.** (Check one) By checking Box 1, 2 or 3, Buyer waives (in whole or in part, as  
17 selected and set forth below) Buyer's Inspection Notice rights under §7D of the Contract.

18  **1.** Buyer may physically inspect the Property or have it inspected by a qualified inspector on Buyer's behalf, as set forth in §7 of  
19 the Contract; HOWEVER, Seller will make no repairs or treatments or pay for the correction of any unacceptable conditions. Buyer  
20 retains the right to terminate the Contract, by delivering Notice thereof to Seller on or before the Inspection Period set forth in §7D  
21 if the results are unsatisfactory, but **BUYER WAIVES** any right to negotiate for their correction (i.e., there is no "Resolution Period").  
22 If the Contract is terminated pursuant hereto, Earnest Money is to be returned to Buyer, subject to §8 of the Contract.

23  **2.** Buyer may physically inspect the Property or have it inspected by a qualified inspector on Buyer's behalf, as set forth in §7 of  
24 the Contract; HOWEVER, Seller will make no repairs or treatments or pay for the correction of any unacceptable conditions. **BUYER**  
25 **WAIVES** any right to negotiate for their correction (i.e., there is no "Resolution Period"), and **ALSO WAIVES** the right to terminate  
26 the Contract.

27  **3. BUYER WAIVES** the right to physically inspect the Property or have it inspected by a qualified inspector on Buyer's behalf as  
28 set forth in §7 of the Contract. Seller need not provide access to the Property for physical inspection purposes, but this does not  
29 waive Buyer's right to a "walk-through" pursuant to §17. Seller will make no repairs or treatments or pay for the correction of any  
30 unacceptable conditions. **BUYER WAIVES** any right to negotiate for their correction, and **ALSO WAIVES** the right to terminate the  
31 Contract.

32 **Note:** Waiver of any inspection rights pursuant to this Rider shall not waive any other rights of Buyer under the Contract. Seller  
33 acknowledges that (unless expressly stated or otherwise agreed to by the parties in writing) that the Property must still be delivered  
34 to Buyer at Closing in in the same general condition which existed as of the Effective Date (ordinary wear and tear excepted, and  
35 free of any debris or personal property not included in the sale), and that Seller remains responsible to maintain the Property through  
36 Closing as set forth in §9 of the Contract.

|    |              |                    |               |             |
|----|--------------|--------------------|---------------|-------------|
| 37 | _____        | <i>Chad Pinnon</i> | _____         | 01/15/2025  |
| 38 | <b>BUYER</b> | <b>Date</b>        | <b>SELLER</b> | <b>Date</b> |

39 Print Name: \_\_\_\_\_ Print Name: Chad A. Pinnon

|    |                   |             |                   |             |
|----|-------------------|-------------|-------------------|-------------|
| 40 | _____             | _____       | _____             | _____       |
| 41 | <b>BUYER</b>      | <b>Date</b> | <b>SELLER</b>     | <b>Date</b> |
| 42 | Print Name: _____ |             | Print Name: _____ |             |

Approved by legal counsel for use exclusively by members of the Missouri REALTORS®, Columbia, Missouri. No warranty is made or implied as to the legal validity or adequacy of this Rider, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practice, and differing circumstances in each transaction, may each dictate that amendments to this Rider be made.  
Last Revised 12/31/22. ©2022 Missouri REALTORS®