

DISCLAIMER

All purchasers must fully complete their due diligence as to any property prior to purchase. Purchasers shall represent, covenant, and warrant that they are purchasing a property relying solely on their independent inspection of the property in its existing condition, and that buyer has physically inspected and fully investigated the suitability of the parcel, including the availability of utilities, as well as means of access or lack thereof. The City of Pittsburgh (“City”) shall not be liable for any allowance, adjustment or revision based upon the failure of a property to conform to any specific standards. Any information provided by City or its agents regarding size, square footage and/or boundaries of a property are approximations only and are based on information available. Actual sizes, square footage and/or boundaries may vary. Failure of a buyer to be fully informed of a property’s condition will not constitute grounds for any claim for adjustment or right to cancel the sale.

All of the properties will be sold by the City “as is, where is and with all faults”. All prospective purchasers agree that they are acquiring a property in its present condition with all defects and with all faults, whether known or unknown, presently existing or which may hereafter arise. All purchasers agree that the City has not made any representations, warranties, promises, or guaranties of any kind concerning or with respect to the property.

You should personally inspect all properties you are interested in purchasing. Your inspection should include a complete, in-person inspection of the property, plus a careful review of the property report (if applicable) and/or other documents related to the property which have been made available. There is no guarantee or warranty on any of the properties offered for purchase. It is the responsibility of all purchasers to inspect each property they desire to purchase prior to initiating a sale and to satisfy themselves as to its physical condition. You may wish to consult with a licensed real estate broker in connection with any prospective purchase. All sales are subject to these terms and conditions, and those contained in the purchase agreement and procedures for purchasing. If you fail to inspect the property prior to purchasing, you will not be able to cancel the sale based on any later inspection. Please proceed accordingly.

THE CITY DOES NOT WARRANT and assumes NO LIABILITY for any of the following:

1. Location and size of the parcels are approximations. Exact parcel boundaries can only be ascertained by a survey.
2. Physical encumbrances discernible by physical inspection of the property. Some parcels may be “unbuildable.”
3. Zoning, building codes and regulations, or other land use restrictions. Contact appropriate county and/or city agencies.
4. Physical and/or legal access of lack thereof. Some parcels may be “landlocked.” The City makes no representations regarding streets or access which may appear on any maps.
5. Utilities or lack thereof. Contact appropriate land utility companies or agencies.
6. Bond for water, utilities, sewer and street improvements, association fees and/or any city or county assessments. These are assumed by the buyer in addition to the total purchase price.
7. Mineral rights of lack thereof. The City may reserve mineral rights, if any, at City’s sole discretion.
8. Any claims or actions resulting from the construction of any improvements on any property. Buyer, at buyer’s sole cost and expense, shall obtain title insurance before making any improvements on any property.