ALIFORNIA BUYER'S INSPECTION WAIVER ASSOCIATION OF REALTORS®

(C.A.R. Form BIW, Revised 12/21)

Property Address: 3600 Thompson Ct, Fairfield, Ca 94534 ("Property").

This form is intended for use between a buyer and buyer's broker. It does not alter the legal or contractual relationship between a buyer and seller.

- IMPORTANCE OF PROPERTY INVESTIGATION: Unless otherwise specified in the purchase agreement used, the physical condition of the land and any improvements being purchased is not guaranteed by either Seller or Brokers. For this reason, (i) you should conduct thorough inspections, investigations, tests, surveys and other studies ("Investigations") of the Property personally and with professionals of your own choosing who should provide written reports of their findings and recommendations, and (ii) you should not rely solely on reports provided by Seller or others. A general physical (home) inspection typically does not cover all aspects of the Property nor items affecting the Property that are not physically located on the Property. If any professional recommends additional Investigations, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional Investigations.
- BUYER RIGHTS AND DUTIES: You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and to investigate and verify information and facts that you know or that are within your diligent attention and observation. If the purchase agreement gives you the right to investigate the Property the best way to protect yourself is to exercise this right. However, you must do so in accordance with the terms of, and time specified in, that agreement. It is extremely important for you to read all written reports/disclosures provided by professionals and to discuss the results of Investigations with the professionals who conducted the Investigations.
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A.	HOME INSPECTION WAIVER: Broker recommends that Buyer obtain a home inspection, even if Seller or Broker has provided Buyer with a copy of a home inspection report obtained by Seller or a previous buyer. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.	
	/ Buyer has decided not to obtain a general home inspection at this	s timo. Unlose Buyor makos a subsequen
	election in writing during Buyer's investigation period, if any, Buyer waives the right	
В		
В.		
	destroying pests and organisms (whether paid for by Buyer or Seller). IF YOU DO N	IOT DO SO, YOU ARE ACTING AGAINST
	THE ADVICE OF BROKERS.	
	Buyer has decided not to obtain an inspection for wood destroying	
	Buyer makes a subsequent election in writing during Buyer's investigation period,	if any, Buyer waives the right to obtain ar
_	inspection for wood destroying pests and organisms.	
C.	. OTHER: Broker recommends that Buyer obtain an inspection for the following items	ö:
	IT VOLUDO NOT DO CO VOLUDO ACCURACIONO ACCURACIONO DE DOCUMENTO	
	IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKE	
	Buyer has decided not to obtain the inspection(s) noted abo	
	subsequent election in writing during Buyer's investigation period, if any, Buyer waiv	
	VAIVERS OF ADDITIONAL INVESTIGATIONS RECOMMENDED BY OTHER REPOR	
	General Home Inspection Report prepared by	dated
	Wood Destroying Pest and Organism Report prepared by	dated
	Other Report prepared by	dated
Th	hat report recommends that Buyer obtain additional Investigations, Broker recomm	nends that Buyer obtain those additional
nv	estigations. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE O	F BROKERS.
	/ Buyer has decided not to obtain any of the additional inspections, investigation	tigations, or reports at this time and, unless
Bu	uyer makes a subsequent election in writing during Buyer's investigation period, if a	any, Buyer waives the right to obtain such
ad	dditional inspections, investigations, or reports.	
IIVAr	represents and agrees that Buyer has independently considered the above, and	all other investigation ontions has read
	ritten reports provided by professionals and discussed the results with	
	ination. Ruver further agrees that unless Ruver makes a subsequent election	

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period, if any, Buyer waives the right to conduct the Investigation(s) above.

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