

BUYER'S INVESTIGATION ELECTIONS No.

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

Property Address:

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

- **IMPORTANCE OF PROPERTY INVESTIGATION:** Unless otherwise specified in the Agreement, the physical condition of the land Α. and improvements being purchased is not guaranteed by either Seller or Brokers. A Broker's inspection is limited visual inspection (see C.A.R. Form AVID); a Broker is not qualified to conduct the inspections listed below nor will Broker conduct these inspections checked by Buyer. For these reasons, you should conduct thorough inspections, investigations, tests, surveys and other studies (Inspections) of the Property personally and with appropriate professionals (see C.A.R. Form BIA and SBSA) who should provide written reports of their Inspections. A general physical 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 further Inspections, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional Inspections.
- Β. 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. The Agreement gives you the right to investigate the Property. If you exercise this right, and you should, you must do so in accordance with the terms of the Agreement. This is the best way for you to protect yourself. It is extremely important for you to read all written reports provided by professionals and to discuss the results of Inspections with the professional who conducted the Inspection.
- BROKER ADVICE: YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

IF ANY BOX BELOW IS CHECKED, BUYER AGREES TO PAY FOR THE SPECIFIED INSPECTION UNLESS OTHERWISE AGREED IN THE PURCHASE AGREEMENT. BUYER IS RESPONSIBLE FOR CHOOSING THE PROVIDER AND ORDERING THE INSPECTION. IF YOU DO NOT SPECIFICALLY REQUEST A PARTICULAR INSPECTION NOW, YOU MAY DO SO IN THE FUTURE, IN WRITING. HOWEVER, IF YOUR CONTRACTUAL INVESTIGATION PERIOD HAS EXPIRED, SELLER MAY NOT ALLOW THE INSPECTIONS AT THAT TIME.

D. BUYER INVESTIGATION: Buyer represents and agrees that Buyer has independently considered the available Inspections and Investigations and AT THIS TIME has decided to order only those Inspections and Investigations checked below. Buyer may elect to change these elections during Buyer's investigation period. If Buyer does not investigate any of these items during the contractual investigation period, Buyer may lose the right to investigate these items later.

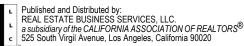
1. GENERAL HOME INSPECTION	23. C RADON GAS
2. 🗆 WOOD DESTROYING PESTS	24. 🗌 FORMALDEHYDE
3. 🗆 CHIMNEY	25. 🗆 ASBESTOS
4. 🗆 ELECTRICAL	26. 🗌 METHANE GAS
5. 🗆 HEATING/AIR CONDITIONING	27. 🗆 MOLD
6. 🗌 LEAD PAINT	28. 🗌 PERMITS
7. 🗆 PLUMBING	29. 🗌 PUBLIC RECORDS
8. 🗆 SQUARE FOOTAGE	30. 🗆 ZONING
9. 🗆 STRUCTURAL	31. GOVERNMENT REQUIREMENTS
10. 🗆 EASEMENTS/ENCROACHMENTS	32. 🗌 VACANT LAND/CONSTRUCTION FINANCING
11. 🗆 FOUNDATION/SLAB	33. 🗆 CONSTRUCTION COSTS
12. 🗌 LOT SIZE	34. 🗌 AVAILABILITY OF UTILITIES
13. 🗆 BOUNDARIES	35. 🗆 ENVIRONMENTAL SURVEY
14. 🗆 POOL/SPA	36. 🗆 NATURAL HAZARDS REPORTS
15. 🗆 ROOF	37. 🗆 SUBDIVISION OF PROPERTY
16. 🗆 SEWER	38. 🗆 USAGE (INCLUDING ADUs)
17. 🗆 SEPTIC SYSTEM	39. 🗆 INSURABILITY
18. 🗌 SOIL STABILITY	
19. 🗆 SURVEY	40. OTHER
20. 🗆 TREE/ARBORIST 📃	41. 🗆 OTHER
21. 🗆 WELL	42. 🗆 OTHER
22. 🔲 WATER SYSTEMS AND COMPONENTS	
Dunior	Data
Buver	Date

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Date

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