

VERIFICATION OF PROPERTY CONDITION

(BUYER FINAL INSPECTION)

(C.A.R. Form VP, Revised 6/24)



Property Address

Chimène Pollard

757 Santa Ray Ave, Oakland, CA 94610

- **A.** The purpose of this inspection is to satisfy Buyer regarding the condition of the Property.
 - Unless Otherwise Agreed, Buyer and Seller understand and agree that a final inspection is not a contingency of this Agreement. The Verification of Property (or its waiver) is not intended in any way to alter the contractual obligations of Seller regarding the condition of Property to be delivered to Buyer at possession date and is not based upon any statement or representation by Broker(s), Associate-Licensee(s) or brokerage employees.
- 2.

		The Parties agree to hold Broker(s), Associate licensees and brokerage employees harmless from any liability, claims, demands, damages or costs arising out of the contractual obligations of Buyer and Seller concerning the condition of Property.
2.		er acknowledges that:
		Property is in substantially the same condition as on the date of acceptance of the offer to purchase/sell; AND Seller has completed any repairs, alterations, replacements or modifications as agreed to by Buyer and Seller with the
		following exceptions:
		The evaluation of the condition of the Property, including any items listed above, is based upon a personal verification of the property by Buyer or, performed on(date) at AM/_ PM, and/or tests, surveys, inspections, or other studies performed by inspector(s) selected by Buyer.
	OR	(if checked):
3.		uyer waives the right to conduct a final verification of property condition. If Buyer does not verify the property's condition, Buyer ting against the advice of the Broker.
Re	ceipt	of a copy is hereby acknowledged.
Bu	yer	Date
	,	Cheryl Drassinower
Bu	yer	Date
Se	ller	Jimmie R Turner
Se	llor	Date
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