



## Buyer Home Inspection Process

After the contract has been signed by all parties a home inspection is next.

### Below are items to consider before, during and after a home inspection

- When it comes to a home inspection, payment is due at time of service.
- Both you and your Sharp Agent will be present for the inspection.
- Inspections can last 2-3 hours, depending on square foot.
- A whole home inspection can cost \$450-\$650 and also depends on square foot.
- Optional inspection items such as; Termite, Sewer Line, Radon, Mold and Lead are a separate charge. See below for more information.

### Buyer recommended companies and services

#### Whole Home (\$450-\$650):

- AAA Home Inspections - Paul Romer 816-232-5522
- Home Run Inspections - Rob Gray 816-787-2919

#### Termite (\$75-\$125)

- Frechin Pest Control – 913-897-8200 or 816-358-5776

#### Sewer Line (\$200-\$300)

- Hydro Physics - John Richmond 816-985-4859

#### Optional Environmental

↳ Radon \$125-\$175 (48hr Test)    ↳ Mold (optional)    ↳ Lead Paint (Homes built prior to 1978)

\*Inspection reports are lengthy. Safety and large ticket items are priority. We will consult with you and negotiate with the seller for other important items as needed. Inspection Resolution negotiation can last 1-5 days and resolutions can include the following.

- Accept the property “as is”
- Correct unacceptable conditions
- Payment in lieu of repairs or change purchase price (Subject to lender approval)
- Cancellation of contract
- Earnest money is returned if contract is canceled due to an unacceptable condition and when seller and buyer agree.

#### Walk-Through & Re-Inspect:

You will have an opportunity to go back through the home a few days before closing to check on completed maintenance and view work receipts. You may hire your inspector to re-inspect specific repair items. Check with your inspector regarding their re-inspect fees and policy.

**Let your Sharp Agent know if you want a professional re-inspection.**