



SHARP AGENT KC  
RE/MAX REVOLUTION

## Home Seller Inspection Process

Congratulations you are now under contract on your new home.

Up next are Inspections. Below are a few items about what to expect at inspections.

- 1) Inspections are usually conducted within **10 days** of the signed contract.
- 2) Leave your home neat and make sure the home inspector is able to access areas around your foundation walls, attic, plumbing and utility spaces.
- 3) You should not be present during the Buyer's Inspection. It is their time to thoroughly inspect the home and discuss options freely with their agent and inspector.
- 4) Leave out any pertinent documents or receipts regarding completed repair work.
- 5) Radon test devices are left in the home for 48 hours. The inspector may drop it off prior to inspection or may retrieve it 2 days after inspection are complete. Follow any instruction left by the inspector regarding the radon test device.
- 6) After inspections are completed, we will receive, in writing, the entire report and notification of any unacceptable conditions.

## Inspection Negotiation Process

We have **5 days** to respond in writing to any item you wish to correct or negotiate.

- You may:
  - Repair all or some of the items.
  - Offer money in lieu of major repairs (subject to lender approval).
  - Cancel the Contract (refuse to do any/all requests(s)).
  - Make no repairs (extremely uncommon).
- We will send a copy of your Resolution of Unacceptable condition Addendum to the Buyers agent for their client to review.