

Step 11 to Buying a Home:

What Is The Inspection Time Period?



Now that a contract has been executed and earnest money dropped off, we are officially in the inspection time period, which is typically within 10 days of a mutually agreed Purchase & Sale Agreement. During the inspection time period, we conduct the inspection and negotiate any inspection issues. It is important to note, once the seller has received your response to the inspection there is a 3 day timeframe for the sellers to respond to inspection items. If the seller does not respond within the 3 days, then it is YOUR decision to either rescind the purchase or proceed with the purchase in 'as is' condition and proper notice must be given to the seller (seller's broker) within 2 business days. If the seller responds to your request with another other than acceptance of your request, then you have 2 days from seller's counter of your inspection response.

NOTE: If your home inspector recommends additional inspections you can request an additional 5 days to obtain additional inspections. We will assist you in your response.

In addition, it is important to keep in mind that the duty of a home inspector is to provide you with a detailed report of items that are safety, structural and health concerns as well as maintenance issues and recommendations to extend the life of the homes function and components.

If we cannot get all of the above completed during the time frame agreed upon in the contract, we can ask for an extension of the inspection time period.