



Option Period

The buyer will order inspections. This typically includes a structural/mechanical inspection and a termite inspection but can include others if the buyer desires. They will usually be done as soon as possible in the option period window and you must make the house available to their inspectors. They will make that appointment with me and I will let you know.

The buyer and agent are often present at some point during the inspection but may not be there the whole time or not at all. Inspectors generally have Supra key access just like Realtors do.

Make sure that all areas are accessible to the inspectors. This includes the attic (free attic stair drop down space of any clutter—especially if in the garage), electrical panel (make sure that it is unlocked and can be reached/approached by the inspector), area beneath sinks, sprinkler system controls, pool controls, etc. The inspection will be thorough and complete. In order to avoid paying the inspector a trip charge to come back, make sure they can get to whatever they need to inspect.

Kennel or remove pets for the inspection. This is often an inconvenience but it is necessary.

If the inspector recommends a tradesman to come out (HVAC, foundation, roof, etc), the buyer will arrange that and you must make the house available for that as well. Inspectors identify general problems but in order to get more in-depth information on something they find, they will recommend that the buyer bring in a licensed specialist in that field. It is better for you not to be present during the inspection. Allow the other parties access to talk freely while they are there. This is difficult in the presence of the homeowner.

It will take about 24 hours for the inspector to generate the report and then the buyer and agent will go over it. We may not hear anything for 2-3 days. If the buyer has any requests, they will send an amendment and will then likely provide the appropriate pages of the inspection report that pertain to those requests. We do not have an automatic right to the inspection report and may never see it in its entirety. This is ok. If we do receive the inspection report, the entire report must be made available to any prospective buyer if the current contract falls apart.

It is your decision whether or not to make repairs or offer a repair concession. Giving a concession (credit to the buyer at closing from your proceeds) is often the easiest thing to do and is advisable. The buyer controls who does the work and it will be done to their satisfaction. If you decide to do repairs, the buyer has a right to inspect them at completion or bring back their inspector to check. You will need to provide receipts as all work should be done by licensed professionals.