



Inspection Contingency Details

Here we go! There is a lot to do in a tight amount of time—and I have this covered for you! Be sure to review this entire document as there is lots of info to fit in here!

We need to get your inspections set up as it is important to give ourselves enough time during your **Due Diligence contingency period** for completing all of the inspections you want to do. You will also receive/review from the seller disclosures and ensure you're aware of the condition for all systems and safety concerns in relation to the home. During this time, we will also negotiate any requests for repairs, if necessary.

We will schedule these inspections for you once you advise who you would like to use from the attached list or anyone that you would prefer. The list is only suggestions and not to be relied on. The decision is yours.

There's an art to scheduling inspections. We will always try to coordinate them within a timeblock in accordance with your schedule as well as the schedule of the seller. The goal of the time-block is to have the most inspectors at the property at the same time. Because of the time-sensitivity required for having the inspections, receiving the formal reports, as well as the process for lifting this contingency, our goal is to put inspections on the calendar as quickly as possible. To start, most buyers choose to schedule a general, termite, sewer and fireplace inspection. Any issues pointed out by the general inspection report can be inspected further with additional professionals, if necessary.

INSPECTIONS

- 1) **General Inspection** - This inspection lasts the longest and looks at all of the major systems and overall condition of the home. Afterwards the inspector may recommend further investigations for specific concerns.
- 2) **Sewage Line Inspection** - Investigates the condition of the pipe that runs from the home to the street. This is the major connection to the city sewer and all maintenance falls upon the homeowner.
- 3) **Termite Inspection** - As termites are a large concern in Southern California, if any work needs to be done, you will want to do this prior to occupancy of the property.
- 4) **Chimney Inspection** - Ensure the overall structure of the chimney is in working order, as well as condition of the fireplace, and (if applicable) gas starter. Always encouraged to ensure there are no safety hazards.

- 5) **Mold** - This investigation takes a more specific look for dangerous molds as well as areas where moisture may lead to mold. This is considered an add-on inspection.
- 6) **Structural** - This investigation checks plans and the integrity of the structure of the house.
- 7) **Drainage** - This is very important because excess moisture is the enemy of home maintenance, and it's a problem that can escalate. They can detect less than normal water pressure, pipes that have rust spots, noisy pumps and even corrosion.
- 8) **Geo** - This investigation checks if the home is in a liquefaction zone or if there have been unstable soil conditions in the surrounding area in the past.

PERMITS

It is also advised that you **do your due diligence and check the permits of the property.**

This can be done by going directly to the city or checking online. A few sites to try include:

www.expermitsllc.com

www.permitreport.com

www.ladbs.com

Again, please email us which inspectors you would like to use either from the list attached or any referrals if you have someone you have used in the past. We will be happy to call them on your behalf. Looking forward to walking you through the process and see you soon!