

INSPECTIONS

What is an inspection?

An inspection is a service generally provided by a professional independent company who examines the premises of your home for the integrity of the internal and external components.

Will one be performed on my home?

Per the State of Colorado Contract to Buy and Sell Real Estate, paragraph 10

“b. Inspection Objection Deadline. Buyer shall have the right to have inspection(s) of the physical condition of the Property and Inclusions, at Buyer’s expense. If the physical condition of the Property or Inclusions is unsatisfactory in Buyer’s subjective discretion, Buyer shall, on or before Inspection Objection Deadline:

- (1) notify Seller in writing that this contract is terminated, or
- (2) deliver to seller with a written description of any unsatisfactory physical condition which Buyer requires Seller to correct (Notice to Correct).

If written notice is not received by Seller on or before Inspection Objection Deadline, the physical condition of the Property and Inclusions shall be deemed to be satisfactory to Buyer.”

Should I have my own done? What are my options?

There are two options.

1. Between contract & closing.
2. Now, at the beginning of the listing period.

Why now?

1. It has been our experience that for homes that already have inspections, the buyers are less likely to default per the terms of the above paragraph.
2. We want to present your home in the best possible light.
3. You will get a higher sales price to list price ratio. There will be less negotiating.
4. There will be less surprises at closing time.
5. You will have sufficient time to take care of the items that need attention.
6. There may be a possible savings. (Scheduled maintenance is usually less costly than emergency maintenance.)

Please consider these things, and Sharon will be happy to discuss further with you your options and benefits when you meet with her. Below is a professional inspection company that we recommend.

U.S. Inspect
888.874.6773

Sharon Roshek, CRS, GRI

COLDWELL BANKER 1ST CHOICE REALTY, 18041 E HWY 24, WOODLAND PARK, CO 80863

HOME INSPECTIONS
WHY YOU SHOULD OBTAIN ONE

Here are a few areas that home inspectors look at:

- Structural: Many home inspection organizations have set standards on certain areas of the home that the home inspector looks at to determine the integrity of the essential internal and external

structural components. Home inspectors are not structural engineers but can identify visual defects in these areas requiring immediate repairs.

- Electrical: Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?
- Plumbing: Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?
- Built-In Appliances: Are they functioning properly?
- Safety Hazards: Home Inspectors are not environmental specialists, but they can identify many safety hazards or dangerous conditions.
- Miscellaneous: Other items may or may not be included in a standard home inspection. Some of these may be: septic systems, roofs, drainage problems, wood decks, patios or other exterior structure. Be sure and verify which, if any, of these items are included in your home inspection.
- Normally Not Included: Termite, geological or land subsidence surveys and environmental or pollution inspections should be completed separately for your own protection.

Home inspectors provide a unique customer service in identifying existing problems, should there be any, and assisting in promoting and facilitating communication with the home seller. There are many home inspection companies to choose from.

Please acknowledge our recommendation for you to obtain an independent home inspection.

Signature _____ Date _____