

IMPORTANT INSPECTION INFORMATION FOR YOUR PURCHASE

Thank you for giving our Sandlin Team the opportunity to assist you in finding your piece of "paradise", negotiating your contract, and following through with the details for your successful closing. We pride ourselves in our "team" of specialists to counsel you through all the aspects of your transaction. Our goal is to be your "Realtors for life."

One of the many ways we work to make your purchase a smooth and easy transaction for you, as well as a good investment you will enjoy both personally and financially, is through the inspections during your closing process. We want your real estate investment delivered to you in the best possible condition per contract at closing.

Our first step is the careful viewing of the property with you during the selection and negotiation process to ascertain the general condition of the property relative to its age and determine if there were any special areas of concern. Our Realtor Partners are the most knowledgeable Realtors in the area to advise you on value relative to condition of properties. Each property is unique and re-sale properties are not sold with the same warranties that a new property might carry. In some cases condition may be a major factor in value while in other cases the property location may be the major value factor.

The second step is the Professional Inspection, which we will coordinate for you per our discussion at the time of successfully negotiating your purchase. Your Sales Contract protects you by providing the following in the Standards:

1. If the Sellers know of any hidden defects in the property they must disclose them.
2. You have 15 days from the Effective Contract Date to have the property & improvements including seawall professionally inspected. We will coordinate this for you.
3. If any of the Systems or Equipment is not in working condition or there are termites or mold, etc., then we will discuss with you the defects to determine what requests you wish to make to the Seller. We then notify the Seller in writing of the defects along with a copy of the inspection report and make a request for either repairs or credit within 5 days of receipt of the inspection report per contract. The contract also states that *no cost to repair an item shall exceed its fair market value*. This language protects the Seller by limiting his responsibility to fixing inoperable items or issuing a credit based on the age of the unit. Also, keep in mind; the Inspector who is hired by you will be pointing out not only any functional defects but also cosmetic imperfections and routine maintenance items as well. Your Sales Contract states that the *Seller is not responsible to repair cosmetic items or items of routine maintenance*. We will help you through the inspection report in sorting out which items are covered and which items are cosmetic by contract. Within 10 days of receipt of your written request the Seller must respond. If the Seller agrees to your request then we move forward with the details of your purchase. If the Seller does not agree to your request then you have the option to move forward with the purchase, negotiate a compromise, or cancel the contract and receive your deposit monies back. This is to protect you from any major defect that neither you nor the Seller knew about at the time of contract. We feel it is of value to you to have the Inspector point out everything even though it may not be covered as this gives you a more detailed idea of things you may wish to do in the future as preventive maintenance to protect your investment.
4. As we all have experienced at some time, there is a day when a certain item works and the next day when, for whatever reason, it does not work. This may be a burner on a stove or a leak around a vent in a roof, etc. In the case of your real estate transaction, the contract states the Seller's responsibility ends at the closing. There is no warranty. That is why we consider inspections to be particularly important so you are as knowledgeable as possible about the condition of the property. Another option that some of our clients like is purchasing a warranty plan.
5. The Seller is required to maintain the property until closing in the same condition as you viewed it at the time of contract. We recommend a final walk-through before closing to verify the condition.

Our goal is to do everything we can to protect you and your investment and to help you avoid annoying repairs. We want your purchase to be easy, fun, profitable and trouble-free for you.