

## The Home Inspection – Navigation Tips

If the contract is contingent on a home inspection, the buyer and their Realtor® will schedule the home inspection with a licensed home inspector and inform us of the date and time. As a general practice the buyer's agent attends the inspection with their client; it is best if the seller plans on being away from the home at this time. This inspection generally takes 2-3 hours, but can last longer.

The contract gives the buyer [Click here to enter text.](#) days to complete the inspection. Prior to the end of that period the buyer has 3 options available to them:

- 1) Accept the property as it is and proceed to settlement.
- 2) Submit a full copy of the report and an addendum (HICRA) requesting repairs.
- 3) Void the contract and get their deposit back.

If the buyer does choose option 2, there is a [Click here to enter text.](#) day negotiating period between the buyer and the seller. If at the end of that negotiation period no agreement has been reached between the buyer and the seller, the buyer then has [Click here to enter text.](#) days to either:

- 1) Void the contract and get their deposit back
- 2) Proceed to settlement as if no home inspection contingency existed



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*This Information Is Provided As General Information Related To Real Estate Contract Timelines & Contingencies In The Fredericksburg Virginia Area And Is Not Meant To Super-cede Or Amend Any Contract, Law, Code, Or Legal Advice.*

