

# The Inspection Period

Although the length of the inspection period is one of the terms negotiated in the offer and acceptance phase of the contract, it generally starts immediately upon contract acceptance and lasts for 10 days. Read your contract for specific details on your inspection period. The inspection period is often referred to as “a free look”. It is the Buyer’s opportunity to learn everything they need to know in order to make an informed decision about whether they want to continue with this contract as it is written, ask the Seller to renegotiate specific terms based on new information obtained in the inspection period, or opt out of the purchase contract all together.

There is a wide array of inspection opportunities, both formal and informal, that a buyer should take into consideration before making a final decision. Although this list is not exhaustive, some common areas of inspection are listed below. As a general rule, a buyer should inspect and/or investigate any material matter this is of importance to them and their overall quality of life.

- Complete Home Inspection by a certified home inspector
- Mold inspection
- Termite inspection
- Survey
- Title inspection

Some observational inspections the Buyer can do on their own or hire someone to do for them include:

- Driving the neighborhood to understand traffic patterns
- Driving the route between the new home and your place of employment to be sure it’s not too far or too complicated
- Talking to the neighbors about crime and noise in the area
- Visit local schools to determine their suitability for your families educational needs
- Visit the local police department for a list of registered sex offenders
- Visit county and state websites to learn about issues such as water quality, air pollution, shrink soil conditions and airport flight paths.

**Note: Knowing what questions to ask and where to find the answer is a very important part of buying a home. Your Buyer Broker is an excellent resource during the inspection period.**

**When you’re ready to move, we’re here to help.**

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