



## The Inspection Process

During the contingency period, The Duggan Team will order physical inspections as specified in your Purchase Agreement. Legislation mandates, (under Civil Code 1102), that the seller has the responsibility to reveal the true condition of the property on a Disclosure Statement. This may help you determine what kind of property inspections you feel are desired or necessary. The Duggan Team will help arrange for these.

### Who Pays?

Your Purchase Agreement will specify who is responsible for the costs of inspections and for making any needed corrections or repairs. It is negotiable between the parties and should be considered carefully. The Duggan Team will advise you what is customary and prudent.

### Structural Pest Control Inspection

A licensed inspector will examine the property for any active infestation by wood destroying organism. Most termite reports classify conditions as Section I or Section II. The inspection and the ensuing Section I repair work is usually paid for by the seller. Section II preventative measures are generally negotiated, and not necessarily completed.

- **Section I Conditions**  
Section I conditions are those currently causing damage to the home. These conditions generally need to be corrected before a lender will make a loan on a home.
- **Section II Conditions**  
Section II conditions are those not currently causing damage but which are likely to, if let unattended.

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### Home Inspection

This inspection encompasses roof, plumbing, electrical, heating, appliances, water heater, furnace, exterior siding, and other visible features of the home. A detailed report will be written with recommendations, often times the recommendation is to consult a specialist (such as a structural engineer). The inspection fee is usually paid by the buyer.

### Geological Inspection

A soils engineer will perform an inspection of the soil conditions and the stability of the ground beneath the structure, as well as research past geological activity in the area. Typically, the buyer pays for this inspection. You may also elect to go to the city and research the home and its proximity to known fault lines.