

INSPECTION CONTINGENCY GUIDANCE

This contingency is here to act as a "did you know" guide, not to fix homes and make them new again. It allows you to back out if the home has major health and safety concerns, and protects against potentially expensive issues with the home.

What people think they can ask for:

GFCI outlets (\$10.00), old or dented appliances, tune ups, broken window seals, grading (every home has that issue), lack of gutters (it's like asking for a tv, it wasn't there when you negotiated originally), etc.

What people should ask for (health and safety)

Broken windows, mold, electrical issues, charring in the fuse box, major roof damage, major siding damage (not from a bbq), bad air conditioners or furnaces leaking Co2 or refrigerent.

If you negotiate, you're saying that you're **"NOT GOING TO BUY THE HOME IN IT'S CURRENT FORM"**. If you still wanted to follow through with stipulations, if the sellers agree, you may be able to ask for concessions. But be careful. You might be homeless in 30-60 days as the deal can not move forward. It's best to be fair and honest. You're not buying a brand new home. And the home is likely priced because of these difficiencies

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