

## **ACC POLICY ON THE INSPECTION OF HOME SALES**

The ACC will use the ACC home inspection form to record whether the home passes or fails the home inspection process. If the home passes the inspection, the form will then be passed along to the CdC Board Member dealing with sales, who will inform the homeowner, the realtor and the title company that the home has passed inspection and the inspection process is complete. Should the home fail inspection, the inspection form will delineate any problems with the exterior of the home which need to be addressed prior to completion of the sale of the home. The form will then be passed along to the CdC Board Member dealing with sales, who will inform the homeowner, the realtor and the title company of any remedies needed prior to the sale, as noted on the inspection form.

When the problems are corrected and the ACC is notified, the home will be reinspected to make sure the issues are resolved and the home passes inspection. Should the issues not be resolved and the home does not pass inspection prior to the sale, the failed inspection will be a disclosure to the buyer and the buyer will be assuming the responsibility to correct the issues with the home within ninety (90) days from the closing date of the purchase of the home.