

Under Contract - Sellers - What Now?

First of all Congratulations! Here is what to expect:

- You will be receiving a title policy commitment from the title company. This is the “commitment” of the title company to insure your property by issuing a title policy.
- **NO ACTION TO BE DONE HERE**
- **ON A WELL AND SEPTIC? - you must order pumping/certification/inspection from a licensed pumper.** They must know it is for a “sale”. Some are:

- Septic Pumping/Inspections:

Triple T - 719-749-2881

A-1 Pumping: 719-339-3365

Arrowhead: 719-576-7707

Tri-Lakes Septic - 719-495-0891

Inspections from the buyer will be scheduled. Inspection include going through the home, checking furnace, windows, stove, dishwasher, outlets, attic, insulation, garage doors, etc. The buyer has a right to inspect as long as they do no damage. They may also perform:

- **RADON TESTING - They will set a test for a few days and then read the results.** The EPA recommends the reading be below 4.0 p/c . If it comes back higher than the EPA level, the buyer may ask for a remediation system. These normally run approximately \$1200
- **WELL FLOW TEST - The well company will enter upon your property and run your water for approximately two hours (usually) to check for water flow, pressure, well**

recovery, and pressure tank recovery. Barnhart Well Service will ask for a waiver for this test. THIS DOES NOT MEAN THE BUYER IS OFF THE HOOK IF SOMETHING HAPPENS AS A RESULT!. Buyer is responsible for any damage that occurs during the inspections.

- **AFTER INSPECTIONS -** The buyer will give us a list of the things they want to have repaired/replaced/compensated for. This is another set of negotiations and we have to be prepared. Seller responds with a “resolution” for items to be done prior to close (usually 3 days) with receipts provided. Then we go to Appraisal.

