



INSPECTION TIMELINE ROADMAP

WHAT HAPPENS DURING THE INSPECTION PERIOD
AND WHEN TO SCHEDULE WHAT

DAY 1: UNDER CONTRACT

Set the Tone Early.

- Confirm due diligence period timeline
- Schedule general home inspection immediately
- Discuss additional inspections with your client

Common Add-Ons to

Consider: Radon, Water Testing, Septic or Well, HVAC or other Specialists if needed.

DAYS 7-15: REPORTS AND RESULTS

Information Gathering Phase.

- All reports are in
- Review all information and ask questions
- Obtain quotes from contractors for items of concern

Putting the Pieces Together:

This is where you truly understand what your clients are buying and the costs they would incur to purchase the property as-is.

DAYS 21- CLOSING: RESOLUTION

Final Steps Before Closing Process Continues.

- Agreements have been reached on repairs or credits
- Work has been scheduled
- Documentation finalized

DAYS 2-7: INSPECTIONS TAKE PLACE

The Busiest Window.

- General Home Inspection completed
- Ancillary Tests and Inspections in Process

Timing Notes: Radon tests typically run 48 hours on site. Water testing samples are sent to a lab and results are returned within 48 hours.

Agent Tip: Schedule everything early to allow time for results and negotiation.

DAYS 16-20: NEGOTIATION WINDOW

Where Deals are Shaped.

- Compile quotes
- Submit repair requests
- Request re-inspections if needed

Common Delays to Avoid:

Waiting too long to schedule tests and having incomplete results when you submit your repair request.

PRO TIPS FOR AGENTS

The inspection period moves quickly. The agents who schedule everything early create the smoothest transactions and least stress for their clients. Partnering with Parkwood keeps all inspections in-house and your deal on track.

Call to schedule today!

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