

## **Sun City Oro Valley Listing Inspections**

Upon notification by a seller/realtor that a property is going to be listed for sale, the Architectural Inspection Team (AIG) will conduct a mandatory HOA inspection of the exterior of a property to see that the home is in compliance with the SCOV governing documents. This is called a Listing Inspection and may be arranged through the Conveyance Coordinator at 520-917-8087.

Prior to an escrow, if a seller makes corrections to those identified deficiencies and alerts the Conveyance Coordinator, a re-inspection can be arranged, and corrections will be noted.

Once a home has gone to escrow, it is up to the buyer and seller to negotiate who is going to make any corrections and the buyer will inherit any deficiencies upon closing. Therefore, Sun City Oro Valley attempts to have properties inspected at the listing time so that sellers have time before an escrow to make any corrections.

We are aware that sometimes this is not possible because of a quick sale. Once a property goes to escrow and a Resale Demand is ordered through HomeWiseDocs.com, an Escrow Inspection is conducted by the AIG and reported through HomeWiseDocs.com as a Compliance Report. There is no reinspection conducted until 30 days after closing and the buyer is responsible for any remaining corrections that the seller did not address.