

## Sun City Oro Valley Listing Inspections

Upon notification by a seller/realtor that a property is going to be listed for sale, the Architectural Compliance Team (ACT) 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 Community Services Coordinator at 520-917-8058.

Prior to an escrow, if a seller makes corrections to those identified deficiencies and alerts the Community Services 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. This is why we try 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 ACT and reported through HomeWiseDocs as a Compliance Report. There is no re-inspection conducted until 30 days after closing and the buyer is responsible for any remaining corrections that the seller did not address.