



YOUR GUIDE TO POINT OF SALE INSPECTIONS

WHAT IS A POINT OF SALE INSPECTION?

It is a city required inspection to make sure that properties are kept up to code, whatever that city deems to be code. If the city you reside in requires a POS, you are required to have compliance in order to transfer title.

DOES MY CITY REQUIRE AN INSPECTION?

[Here*](#) is a current list of cities that require point of sale inspections. We also recommend that you check with your agent, coordinator or check the city website if you are unsure.

WHO PAYS FOR THE INSPECTION?

It is the sellers responsibility to pay for the inspection and turn in the application, which can also be found on the city website.

WHAT HAPPENS IF THERE ARE VIOLATIONS ON MY PROPERTY?

Any violations on the property need to be repaired by the seller before we transfer title on the property. Once the work is done, the city will then come back out to re-inspect and sign off on the work, then issuing the compliance certificate.

WHAT IS THE TIMELINE TO COMPLETE THE INSPECTION/ APPLICATION/REPAIRS?

The sooner the application and payment are turned in to the city, the better, i.e. when your listing paperwork is signed! For those that are hesitant to start the process before getting an accepted offer, the app/payment should be turned in to the city immediately after the offer is accepted. City dependent, the standard process is that the city inspector will come out and you will get a copy of the inspection report in a week or so. If there are required repairs, the sooner they are completed the better so that the city can come back out to reinspect and determine if all repairs are satisfied.

WHAT DO I DO WITH A PASSING REPORT OR LIST OF VIOLATIONS?

Share them with your agent and coordinator. Coordinators will make sure that the title company and co-broker receive a copy of the passing report. If there are violations, please also share with your Realtor so that we can keep all parties to the sale updated on your progress.

*Find the list here:

<http://www.lgaar.org/wp-content/uploads/2011/06/POS-Area-List-w-Lawyers-Title-2017.pdf>

