



Thank you for considering a pre-listing inspection on the home you are selling! Many times home owners do not realize the underlying conditions of their homes nor the value a pre-inspection can bring. There are some important factors that we look for or find as a home inspector that you may have never thought of.

Here are some examples: when was the last time you entered your attic, been on top of your roof, or looked at the inside of your electrical panel? This can be very frustrating for a home seller when these items are presented to your agent by the buyers agents at the 11th hour of the deal.

Eventually, your buyers are going to conduct an inspection. You may as well know what they are going to find by getting there first. Having an inspection performed ahead of time helps in many other ways.

WHY A PRE-INSPECTION HELPS WITH THE SALE OF YOUR HOME

- *It allows you to see your home through the eyes of a critical and neutral third party.*
- *It alerts you to immediate safety issues before agents and visitors tour your home.*
- *It will alert you to items of immediate concern, such as major concerns or safety hazards.*
- *It allows you to make repairs ahead of time so defects won't become negotiating stumbling blocks.*
- *You have the time to get reasonably priced contractors or make the repairs yourself, if qualified.*
- *It helps you to price your home realistically.*
- *It may relieve prospects' concerns and suspicions.*
- *It may encourage the buyer to waive their inspection contingency.*
- *It reduces your liability by adding professional supporting documentation to your disclosure.*
- *It may help sell your home faster and for more \$\$\$.*

THIS IS A PROACTIVE SOLUTION TO HELP YOU GAIN CONTROL OVER THE HOME SELLING PROCESS AND MAKES THE TRANSACTION MUCH SMOOTHER WITH LESS STRESS! ANY QUESTIONS PLEASE FEEL FREE TO CONTACT US.



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