



Position and Prepare Your Home for a Successful Sale!

BEYOND STAGING – A Home Seller’s Inspection

The benefits of a qualified Home Inspection are not limited to the **Home Buyer**. Under certain market conditions a strategic and financial advantage may be gained by a **Home Seller** having their own inspection, enabling the **Seller** to better prepare and position their home for a successful and timely sale.

There are many factors that influence the selling position of your home. Arguably design, appearance, amenities, and location are important factors. However, as more and more people become aware of the value of a home inspection the home’s condition and response of the **Seller** and **Buyer** are becoming a critical factor to a successful property transaction. The condition of a home can also affect insurability and lending decisions.

Every situation will vary; a seller may correct an issue or simply disclose the condition and sell “as is.” Either case can benefit the timeliness and outcome of a sale.

A **Buyer** may or may not still have an inspection for additional peace of mind. However the **Seller’s** pre-sale inspection allows the **Seller** to be prepared and is less likely to be subject to renegotiated selling price, incur unforeseen repair costs, and closing delays.

*Note: Should a **Buyer** forego their own inspection and use the Pre-Sale Inspection, protect yourself by having them sign a statement that they “have chosen to forego an inspection and acknowledge that there are limitations in an inspection and that you or the inspector can not guarantee or warranty the condition of the home.” – Consult an attorney or Realtor for proper contracts and agreement needs.*

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Pre-Sale Inspection Services, Features & Benefits

SERVICES

Home Inspection and Report of Visible:

- Site (Grounds)
- Heating & Cooling System
- Interior, Windows and Doors
- Exterior & Garage
- Plumbing & Water Heater Systems
- Basement/Crawl Space Area
- Roof System
- Electrical Systems
- Foundation/Structure System
- Attic & Insulation

FEATURES

- 3-Ring Binder Narrative Report with Pictures (informative & concise display of findings)
- Web Site Listing of Home with Downloadable Inspection Report
- “Buy with Confidence” Yard Sign

BENEFITS

- Reduced Risk of a Closing Delay
- Improved Marketing Presentation and Competitive Market Position of Home
- Reduced Risk of Lost Sale
- Improved Credibility and Position with Indecisive Buyer
- Minimized Price Reduction Negotiations

Contact us to discuss how our services can help you in your home sale preparation and positioning.

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