

Our Seller's Inspection Program

As a Seller or Sellers Agent there are important issues you should know. Specifically why a home inspection is so important when selling a home, and why you shouldn't wait for a buyers inspection to find defects that might exist. Call 404-786-3794

Knowing what defects are present before the initial listing creates "enormous benefits":

- 1) It will allow the agent and the Seller to discuss if any repairs need to be corrected to expedite the sale.
- 2) It will allow the Seller to shop around for the best price to repair (not an inflated price from the Buyer).
- 3) It will substantiate the price, or may inform the Seller that they need to rethink the asking price.
- 4) It will allow the Seller to correct any problems so the inspector can return and produce a new report.
- 5) It will serve as full disclosure protection for the Seller and agent.
- 6) No more last minute renegotiations that will slow down the closing date.
- 7) No more deals that fall through because of items that the buyer wants fixed before closing.
- 8) No more does the Seller has to deal with "unjustifiable" inflated repair cost estimates.
- 9) No more will the agent spend countless hours and dollars in energy and advertising to get a contract that is "blown out of the water" by surprise defects.

It streamlines the entire process. The transaction proceeds as planned with fewer or no delays!!

For Home Sellers: More and more sellers are choosing to have a home inspection before or when they list their home.

First and foremost, you should have a home inspection for full disclosure. You will have demonstrated that you did all you could do to reveal any defects within the home.

Second, you will save time, money and hassle by knowing now if any defects exist, not after you already negotiated a price and are faced with costly repairs discovered on the buyer's inspection. Defects found before the buyer comes along, allow you to shop around for a contractor & not deal with inflated estimates that a buyer will present.

Third, it can help you sell the house for the highest possible price at the lowest possible repair costs to create the highest possible gain, and close the sale sooner rather than later with fewer costly delays.

For Home Buyers: Emotion affects the buyer and a buyer needs a home inspection to establish a high comfort level before closing the sale. If the buyer's home inspection finds problems, you will have to deal with them quickly, at a higher cost. It can extend the closing date or ruin the sale.

A Seller's Inspection Report is a great sales tool!

Our Sellers inspection Report enables the real estate agent to create a "Hot Link" at their web site listing, that will take the perspective buyer straight to the cleaned up home inspection report, while viewing potential homes on the internet.

And you can have copies of the report available at an open house to show perspective buyers that it has been inspected and you have a clean report. Think about the high comfort level this creates in the minds of potential buyers. Especially as they view other homes without a clean inspection report. (1) You created a level of trust. (2) There will be questions about the quality, safety and readiness of other homes in comparison to yours, as they compare your home to others.

PS — With low inventory market today, a clean Home Inspection Report presented to potential buyers could give you the extra competitive edge needed to make that sale, Now Not Later. — A Sellers Home Inspection is a wise investment!