

Seller's Pre-Listing Inspection:

Eventually, potential buyers are going to have a home inspection conducted. Therefore, you might as well know beforehand what deficiencies are present within the home. Having an inspection performed ahead of time also helps in other ways, such as:

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 may alert you to items of immediate concern, such as radon gas or active termite infestation.

It permits you to make repairs ahead of time so that ...

- Defects won't become negotiating stumbling blocks later.

- There is no delay in obtaining the Use and Occupancy Permit.

- You have the time to get reasonably priced contractors or make the repairs yourself, if qualified.

It may help you to price your home realistically.

It may relieve prospects' concerns and suspicions.

It may encourage the buyer to waive his/her inspection contingency.

It may reduce your liability by adding professional supporting documentation to your disclosure statement.