

## **TAKE CONTROL OF THE SALE OF YOUR PROPERTY**

California Building Consultants, LLC advises sellers that one of the most valuable assets to you when marketing your property to sell is a professional property inspection performed prior to an accepted offer. A professional property inspection will provide additional disclosure for you and the potential purchaser of your current property condition and thereby reducing surprises and your liability.

**The benefits to this type of inspection are numerous.**

- Truly allows you to sell the property in “as is” condition
- Supplements the sellers required disclosure
- Reduces surprises and blown deals
- Allows you to control necessary repairs
- Limits the sellers liability
- Shortens the contingency period
- Peace of mind for potential buyers/offers

Conditions uncovered by the buyer’s inspector can cause delays in closing, and usually you will have to pay for repairs at the last minute, or take a lower price on your home.

By having a pre-listing inspection done, you can identify problems early, chose to correct them or present them “as is”, assuring that the first offer you accept can move quickly and smoothly to closing without delays or costly surprises.

All of our inspectors are designated **Master CREIA Inspectors**, the highest qualification given by the California Real Estate Inspection Association (CREIA).

We are a **Property Inspection and Consulting Firm** located in your area and have inspected many homes like yours. We perform thorough and detailed inspections, and are well known in the industry for our attention to detail and professional business practices. Our comprehensive reports include color digital photographs, e-mailed to you within 24 hours, usually the same day.

We do not install equipment or make repairs, we are a professional inspection firm and **“Building Safety Is Our Business”**.

We have a friendly, professional staff waiting for your call; we will provide peace of mind for you and your family and help you in the process of selling your home.

Remember us for your next purchase inspection as well!