



## **Pre-Listing Home Inspection**

A Pre-listing Home Inspection aids the seller in preparing for the sale of their home. Having a pre-listing home inspection could help the seller determine if it is more profitable for the current issues to be fixed or to sell the home as-is. Eventually your buyers are going to conduct a home inspection. It is in your best interest to know what they are going to find before they do. Having an inspection ahead of time can help in many ways!

### **The Added Value of a Pre-Listing Home Inspection:**

- All problems can be identified;
- Major problems can be fixed before sale so they do not become negotiating stumbling blocks later;
- Seller can adjust price according to inspection outcome;
- An inspection gives credibility and integrity to the seller;
- 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 alert you of items of immediate personal concern, such as radon gas or active termite infestation;
- It may alert you to immediate safety issues or concerns prior to any agents and visitors touring your home.

### **Inspection Fee: \$150.00**

Your Pre-Listing Inspection includes the following:

- ◆ Roof Inspection
- ◆ Exterior Visual Inspection
- ◆ Furnace
- ◆ Sump Pump
- ◆ Hot Water Tank
- ◆ Electrical Panel
- ◆ Interior Visual Inspection
- ◆ Summary Report

**\*\*Radon, Water, Well/Septic Inspections can be conducted for a reduced fee if done the same day as your pre-listing inspection.**

*“A cut above the rest”*

**PO Box 1873  
Brighton, MI 48116**

## Tips to Speed Up Your Home Inspection

Speed up your home sale by preparing your home ahead of time using the following tips. Your Pre-Listing Home Inspection will go smoother, with fewer concerns to delay closing.

1. Confirm that the water, electrical and gas services are turned on (including pilot lights).
2. Make sure your pets won't hinder your home inspection. Ideally, they should be removed from the premises or secured outside. Tell your agent about any pets at home.
3. Replace burned-out light bulbs to avoid a "light is inoperable" report that may suggest an electrical problem.
4. Test smoke and carbon monoxide detectors, and replace dead batteries.
5. Clean or replace dirty HVAC air filters. They should fit securely.
6. Remove stored items, debris and wood from the foundation. These may be cited as "conductive conditions" for termites.
7. Remove items blocking access to HVAC equipment, electrical service panels, the water heater, attic and crawlspace.
8. Unlock any locked areas that your home inspector must access, such as the attic door or hatch, the electrical service panel, the door to the basement, and any exterior gates.
9. Trim tree limbs so that they are at least 10 feet away from the roof. Trim any shrubs that are too close to the house and can hide pests or hold moisture against the exterior.
10. Repair or replace any broken or missing items, such as doorknobs, locks or latches, windowpanes or screens, gutters or downspouts, or chimney caps.



Checking these areas before your Pre-Listing Home Inspection is an investment in selling your property. Better yet, have your InterNACHI Certified Home Inspector ensure that your home is [Move-In Certified™](#).

**Your real estate agent will thank you!**