

Sell Your Home Faster

By having them Pre-Inspected

Advantages of listing a home that has been Pre-Inspected:

- The seller can schedule the inspection at their convenience.
- It might alert the seller of any items of immediate personal concern.
- The seller can assist the inspector during the inspection, something normally not done during a buyer's inspection.
- The report can help the seller realistically price the home if problems exist.
- The report can help the seller substantiate a higher asking price if problems don't exist or have been corrected.
- A seller inspection reveals problems ahead of time which:
 - might make the home show better.
 - gives the seller time to make repairs and shop for competitive contractors.
 - permits the seller to attach repair estimates or paid invoices to the inspection report.
 - removes over-inflated buyer procured estimates from the negotiation table.
- The report might alert the seller to any immediate safety issues found, before agents and visitors tour the home.
- The report provides a third-party, unbiased opinion to offer to potential buyers.
- A seller inspection permits a clean home inspection report hosted on-line to be used as a marketing tool.
- *Pre-Inspection* yard signs attract potential buyers.
- A seller inspection is the ultimate gesture in forthrightness on the part of the seller.
- The report might relieve a prospective buyer's unfounded suspicions, before they walk away.
- A seller inspection lightens negotiations and 11th-hour renegotiations.
- The report might encourage the buyer to waive the inspection contingency.
- The deal is less likely to fall apart the way they often do when a buyer's inspection unexpectedly reveals a problem, last minute.
- The report provides full-disclosure protection from future legal claims.

Contact GLH Home Inspections for more information or to schedule your inspection.



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www.GLHhomeinspections.com