

Are you selling your home?

Here are some advantages of having your home-for-sale inspected before you list it:

- You get to choose an InterNACHI “Certified Professional Inspector®” to inspect your home first, which may prompt the buyer to waive his own inspection contingency. And even if he doesn't, a Seller Inspection means you won't be in for any surprises.
- You can schedule your inspection at your own convenience, rather than accommodate a buyer and his inspector.
- You can assist your inspector during the inspection, which is something not normally done during a buyer's inspection.
- A Move-In Certified™ Seller Inspection may alert you to any immediate concerns, such a broken pressure-relief valve or problems in the attic .
- The Seller Inspection:
 - allows you to take the time to shop for competitively priced contractors to make repairs, rather than making rushed decisions to get things fixed in a hurry;
 - lets you attach repair estimates or paid invoices to the inspection report; and
 - removes over-inflated buyer-procured repair estimates from the negotiating table.
- Move-In Certified™ yard signs, free from your InterNACHI inspector, will attract potential buyers touring homes in your neighborhood.

A Move-In Certified™ Seller Inspection is the ultimate gesture in forthrightness on your part.

There are other distinct advantages of having a Move-In Certified™ Seller Inspection report:

- You're given the opportunity to dispute any misstatements in the inspection report before it's distributed to real estate agents and prospective buyers.
- The report provides an unbiased, third-party, professional opinion about the condition of the home to potential buyers.
- The report may encourage the buyer to waive his own inspection contingency, so the deal is less likely to fall apart the way they often do when a buyer's inspection reveals unexpected problems at the last minute.
- The report can help you realistically price the home if problems exist.
- The report can help you substantiate a higher asking price if problems don't exist or have been corrected.
- The report may relieve a prospective buyer's unfounded suspicions and concerns before he walks away from an otherwise great deal.
- The report provides full-disclosure protection from future legal claims.
- I will offer the buyer a walk thru inspection at a reduced rate to go over any questions or concerns they may have and to assure them repairs, if any, were made.

John Olson

Certified Professional Inspector

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