



Advantages of Getting a Pre Listing Inspection

Advantages to the Seller:

- The seller can schedule the inspections at the seller's convenience.
- It might alert the seller to any items of immediate concern, such as radon gas or active termite infestation.
- The seller can assist the inspector during the inspection, something normally not done during a buyer's inspection.
- The seller can have the inspector correct any misstatements in the inspection report before it is generated.
- 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 to be used as a marketing tool.
- 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 re-negotiations.
- 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 last-minute problem.
- The report provides full-disclosure protection from future legal claims.

Advantages to the Real Estate Agent:

- Sellers can schedule the inspections at seller's convenience, with little effort on the part of agents.
- Sellers can assist inspectors during the inspections, something normally not done during buyers' inspections.
- Sellers can have inspectors correct any misstatements in the reports before they are generated.
- The reports help sellers see their homes through the eyes of a critical third-party, thus making sellers more realistic about asking price.
- Agents are alerted to any immediate safety issues found, before other agents and potential buyers tour the home.
- Repairs made ahead of time might make homes show better.
- Reports hosted online entice potential buyers to tour the homes.
- The reports provide third-party, unbiased opinions to offer to potential buyers.
- Clean reports can be used as marketing tools to help sell the homes.
- The reports might relieve prospective buyers' unfounded suspicions, before they walk away.
- Seller inspections eliminate "buyer's remorse" that sometimes occurs just after an inspection.
- Seller inspections reduce the need for negotiations and 11th-hour re-negotiations.
- Seller inspections relieve the agent of having to hurriedly procure repair estimates or schedule repairs.
- The reports might encourage buyers to waive their inspection contingencies.
- Deals are less likely to fall apart, the way they often do, when buyer's inspections unexpectedly reveal last-minute problems.
- Reports provide full-disclosure protection from future legal claims.