



RESIDENTIAL DESIGN & CONSULTING INC.

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The advantages of pre-listing inspections for real estate agents or homeowner sellers pre- sell inspections are many:

For Agents

- *You can recommend me, a certified InterNACHI inspector, to do the inspection as opposed to being at the mercy of buyer's choices in inspectors.*
- *Your sellers can schedule the inspections at their convenience, direct with me, with little effort on your part.*
- *Your sellers can assist me during the inspections, something normally not done during buyer's inspections.*
- *Your sellers can have me correct any misstatements in my reports before I generate them.*
- *My reports help sellers see their homes through the eyes of a critical, third-party, thus making sellers more realistic about asking price.*
- *I will alert you to any immediate safety issues I find before other agents and potential buyers tour the homes I inspect.*
- *Repairs made ahead of time might make your listings show better.*
- *My reports provide third-party, unbiased opinions to offer to potential buyers.*
- *My reports can be used as marketing tools to help sell the homes.*
- *My reports might relieve prospective buyer's 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 renegotiations.*
- *Seller inspections relieve you of having to hurriedly procure repair estimates or schedule repairs.*
- *My reports might encourage buyers to waive their inspection contingencies.*
- *Your deals are less likely to fall apart the way they often do when buyer's inspections unexpectedly reveal problems, last minute.*
- *My reports provide full-disclosure protection from future legal claims.*

Of course I always stand ready to perform inspections for your buyers. This seller inspection service I offer might also be used to procure future listings and/or sell homes that are already on the market.

For Homeowner Sellers

- *You can have me, a certified InterNACHI inspector, do the inspection rather than be at the mercy of the buyer's choice of inspector.*
- *You can schedule the inspection with me at your convenience.*
- *I might be able to alert you to any items of immediate personal concern, such as radon gas or active termite infestation.*

- *You can assist me during the inspection, something normally not done during a buyer's inspection.*
- *You can correct any misstatements in your inspection report before I generate it.*
- *The report can help you realistically price your home if problems exist.*
- *The report can help you substantiate a higher asking price if problems don't exist or have been corrected.*
- *My report will reveal problems ahead of time which:*
 - *might make your home show better.*
 - *gives you time to make repairs and shop for competitive contractors.*
 - *permits you to attach repair estimates or paid invoices to the inspection report.*
 - *removes over-inflated buyer procured estimates from any future negotiations.*
- *My report might alert you to any immediate safety issues found, before agents and visitors tour the home.*
- *My report provides a third-party, unbiased opinion to offer to your 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 your part.*
- *My report might relieve prospective buyer's unfounded suspicions, before they walk away from your home.*
- *A seller inspection lightens negotiations and 11th-hour renegotiations.*
- *My report might encourage your buyer to waive the inspection contingency.*
- *Your deal is less likely to fall apart the way they often do when a buyer's inspection unexpectedly reveals a problem, last minute.*
- *My report provides you with full-disclosure protection from future legal claims.*

I would like to talk with you in person to explain how I can help streamline your real estate sale. And of course I always stand ready to inspect the home you are buying as well. Please contact me.

Residential Design and Consulting Inc.



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**International Association of
Certified Home Inspectors**

