



Border
Home Inspections
"Inspected Once, Inspected Right."

Aulden Reid Certified Residential/ Commercial Inspector

Q: I am considering selling my home. What advantages are there to having a pre-sale inspection? Don't most buyers hire the inspector?

Good Question! While it is true that most inspections are preformed for buyers it is also true that a sellers inspection is the more appropriate time to have an inspection performed. One of the greatest frustrations for the seller is waiting to hear what the inspector has to say and loosing a sale as a result of his report. Having your home inspected prior to listing it could avoid all this stress and literally save you thousands of dollars.

Many buyers today want to have the peace of mind, knowing they have a third party unbiased opinion of the condition of your home. By making the sale subject to an inspection they hold tremendous bargaining power. Lets say their inspector tells them the roof is leaking and the furnace is past its prime. They will likely call the most expensive contractor around and ask how much to replace the roof or furnace etc. As you can likely guess these items are not cheap. The buyer calls you to say they want \$7000.00 off the agreed upon purchase price or else they will walk. You know the roof leaks in the porch but you don't know why. You settle on \$5000.00 less and the sale closes.

With a pre-sale inspection at least two things in this story will be different. You will know why the roof leaks and roughly what it costs to fix it. Perhaps there are simply a few shingles missing which can be repaired for as little as \$300.00. The second thing that usually happens is the buyer is given access to the pre-inspection online and never seeks a separate inspection, the sale closes and your home sells while the others wait in anticipation for the inspectors report.

For several more advantages to having your home pre inspected visit www.borderhi.com



Call 780-872-1268
to book an inspection.