

MOORE INSPECTION GROUP

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Listing Inspection Services for the Seller

Having your home inspected by a National Association of Certified Home Inspectors (NACHI) inspector *before* you list is the recommendation found in the new edition of the book, *Sell Your Home For More* by Nick Gromicko.

Eventually your buyers are going to conduct an inspection. You may as well know what they are going to find by getting there first. The author points out that having an inspection performed ahead of time helps in many other ways:

- It allows you to see your home through the eyes of a critical third-party.
- It helps you to price your home realistically.
- It permits you to make repairs ahead of time so that:
 - Defects don't become negotiating stumbling blocks later.
 - You have the time to get reasonably priced contractors or make the repairs yourself, if qualified.
 - It may encourage the buyer to waive the inspection contingency.
 - It may relieve prospect's concerns and suspicions.
- It reduces your liability by:
 - Adding professional supporting documentation to your disclosure statement.
 - Alerting you to immediate safety issues before agents and visitors tour your home.

Do I Have to Repair Everything Wrong With the House?

No, a listing inspection report is not intended to be repair list for the home. A home seller can make repairs to foster good will or to facilitate the sale. Copies of the inspection report along with receipts for any repairs should be made available to potential buyers.



Why Choose Moore Inspection Group?

I started out in the home construction business over twenty-five years ago working for a high-end custom home builder building homes from foundation to finish. From there I went to work in the wood industry retiring after twenty years of service varying from production supervisor to human resource/environmental and safety manager to new product development. I recently completed building my own custom home. My considerable knowledge of the building process — from materials to methods — brings an uncommon depth of thoroughness and professionalism. To further this knowledge, I have been certified by the National Association of Certified Home Inspectors (#04011432). NACHI requires all members pass their entrance exam, complete yearly continuing education, and ethics and standards of practice testing. For more information on NACHI, visit their web site at www.NACHI.org.

What Can the Seller Expect?

A home inspection is an objective non-invasive visual analysis of a home's structure and systems as they exist at the time of the inspection. The report will review the condition of the various systems of the home from the roof to the foundation. My reports are detailed and include photographs to illustrate current conditions. I will meet with the client at the conclusion of the inspection to discuss my findings.

A home inspection is not protection against future failures; it is not a code inspection; it is not an appraisal and it is not a warranty.

All homes have problems. Solutions can vary from a simple fix to a more complex remedy. Having a home inspection allows the problem to be addressed before the sale closes.

