

The QUICK-SALE SERVICE for home sellers is a win-win-win for home sellers, home buyers, and real estate representatives. The Quick Sale Service is designed to help eliminate all the pitfalls and hassles associated with waiting for the buyer to hire an inspector.

Safety First Home Inspection goes the extra mile with this service. Ask us how!

Advantages to the Home seller:

- ∞ The seller can choose a certified NACHI inspector rather than be at the mercy of the buyer's choice of inspector.
- ∞ The seller can schedule the inspections at the seller's convenience.
- ∞ The report might alert the seller to any immediate safety issues found, before agents and visitors tour the home.
- ∞ 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 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 renegotiations.
- ∞ 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 problem, last minute.
- ∞ The report provides full-disclosure protection from future legal claims.

Advantages to the real estate professional:

- ∞ Real Estate professionals can recommend certified NACHI inspectors as opposed to being at the mercy of buyer's choices in inspectors.
- ∞ 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 buyer's inspections.
- ∞ Sellers can have inspectors correct any misstatements in the reports before they are generated.
- ∞ Repairs made ahead of time might make homes show better.
- ∞ 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.
- ∞ 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 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 problems, last minute.
- ∞ Reports provide full-disclosure protection from future legal claims.

Advantages to the home buyer:

- ∞ The inspection is done already.
- ∞ The inspection is paid for by the seller.
- ∞ The report provides a more accurate, third-party view of the condition of the home prior to making an offer.
- ∞ A seller inspection eliminates surprise defects.
- ∞ Problems are corrected or at least acknowledged prior to making an offer on the home.
- ∞ A seller inspection reduces the need for negotiations and 11th-hour renegotiations.
- ∞ The report might assist in acquiring financing.

Note: Just as no two home inspectors and no two reporting systems are alike, no two inspection reports, even if performed on the same property at the same time, are alike.

Two common questions about the Quick-Sale Service:

Q. Don't seller inspections kill deals by forcing sellers to disclose defects they otherwise wouldn't have known about?

A. Any defect that is material enough to kill a real estate transaction is likely going to be uncovered eventually anyway. It is best to discover the problem ahead of time, before it can kill the deal.

Q. A newer home in good condition doesn't need an inspection anyway. Why should the seller have one done?

A. If the property is truly in great shape, the inspection report becomes a pseudo marketing piece with the added benefit of having been generated by an impartial party.