



Valued Home Inspectors Inc.

Patrick M. Corbett

Home Inspection Services



Be Prepared for Home Inspection:

(Prepare the Owner and the Property) and (Yourself as a Realtor)
Do not let Deal get Delayed (or worse) Fall apart and Die

PREP SELLER:

- Explain process to Sellers (It's Not an Attack on their Home)-Just part of RE Transaction.
 - Let them know approx amount of time it will take (Ask me) (They may have Appt's)
 - At Minimum—Try and Clear away these areas for Inspection:
- 1. Water Main...Gas Main....Sewer Trap..Elec Panels..Utilities...Roof Closet
(Can't see it – Can't report on it) – Potential Delays
- 2. Some attny's may not want to proceed until everything is inspected
- 3. If I return on Final Walk Thru/Closing Day for unseen areas (issues are found—now what) !!!
- 4. Some areas just can't be cleaned out (Garage/Bsmnt Closets/etc...) – I will Explain to Buyers
 - I Will be running "Appliances" "Utilities" "Water Items" "Going Room x Room"
 - All Covers will be removed from electric panels
 - If Any Pets Present (Make sure all droppings/especially in house) are cleaned up !

If selling property "as-is" knowing it is dirty might be fine...But not the same for Family w/Kids !!!!

- Conduct a "Pre-Listing Inspection" (You can call me for More Detailed Information)

AS A REALTOR:

- List all the "Good Things" on property in Comments (Ex: Roof only 5 years old....)
- Walk around on Inspection or at a Minimum (review Insp summary after with buyers)
(It is nice to have an idea if/what buyers might be asking or negotiating for to be prepared before Contracts !
- Make sure buyers are "Approved" for Mortgage in price range they are searching in !
- Project Manage from (Accepted Offer to Closing) – call me during the process with any Inspection Concerns....

**Alarms are for emergencies.
Perspective is for home inspection.**

Protecting Peace of Mind

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