

## Disclose Known Issues

If you're preparing to sell your home, you have plenty of items to check off your to-do list. One task you might want to consider before putting your home on the market is a **pre-listing inspection**.

Disclosing known issues upfront is a great idea for **maximizing your sale price**. If you conceal a problem and a home inspector discovers it, the buyer will want to negotiate the price of your home. Establish the sales price with the issue already factored by disclosing known issues.

**SCHEDULE NOW!**

**(765) 421-2828**



## Our Promise to You

**AWP Home Inspections, LLC** is committed to providing you with a comprehensive inspection report. You can trust that your Certified Master Inspector has the knowledge and ability to provide the information you need about your home.

We strive to answer all your questions and deliver an industry leading inspection report.

We know time is important we deliver your report within **24 hours** of your inspection!

## Get Pre-Inspected Today!

### The Seller has Options

Sellers can choose who they want to perform their inspection. You assist in providing details of equipment maintenance, supplying dates of improvements, and explaining current conditions.

### Accurate Pricing

A **pre-listing home inspection** helps your agent set the seller's price expectation and can be used to **substantiate a higher asking price**. There will be less room for the buyer to negotiate a lower price than the seller is asking if both parties are already aware of any issues found during your **pre-listing inspection**.

### Full Disclosure

Sellers will have fewer issues to negotiate at the last minute and buyers may even waive their own inspection.

### Flexibility

Sellers acquire more time to make repairs, compare bids, and can truly provide full disclosure to their potential buyers.

### Stress Relief

The pre-listing inspection can remove any doubt the buyer might have regarding any initial concerns and may also reduce their stress.

**Schedule Your Inspection Today!**

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**Your Top Choice for Inspection Services™**



**HOW TO PREPARE FOR A HOME INSPECTION**

**AFFORDABLE. WORTHWHILE. PROFESSIONAL.  
INSPECTION SERVICES**

**AWPHomeInspections.com**

**(765) 421-2828**

**CONVENIENT APPOINTMENTS  
TO FIT YOUR BUSY SCHEDULE!**

## PRE-LISTING INSPECTION

A **pre-listing home inspection** helps the agent set the seller's price expectation and can be used to substantiate a higher asking price.

There is less room for the buyer to negotiate a lower price than the seller is asking if both parties are already aware of any issues found during the **pre-listing inspection**.

## WHAT WE INSPECT

A standard home inspection is a non-invasive, visual inspection of your structure conducted by our certified professional who will look for defects or issues with the building and its components.

Our home inspection covers over 1,500 items. A digital report is provided within **24 hours** of the inspection.

- ✓ **Basement/Crawlspace**
- ✓ **Interior and Exterior**
- ✓ **Windows & Doors**
- ✓ **Heating & Cooling**
- ✓ **Roof/Attic**
- ✓ **Electrical**
- ✓ **Plumbing**



\* *PLUS...* Exceptional Customer Service!

# CHECKLIST TO HELP SELLERS PREPARE FOR AN INSPECTION

## TEST FUNCTIONALITY AND OPERATION

- Open and close windows and test locks
- Flush all toilets and run all faucets
- Test ceiling or bathroom fans
- Try all light switches and label which switches do not work
- Open and close garage doors manually and with remote
- Confirm weather stripping on doors are in good condition
- Ensure the downspouts are properly routing water away from the home
- Check to make sure heating ducts are connected and sealed properly
- Ensure exhaust fans are properly vented out of the attic
- Patch or seal any openings in foundation

## CLEAN AND DECLUTTER

- Clean or replace furnace filter
- Empty storage from attic
- Organize any closets that are an access point to your attic or crawlspace
- Clear at least 4" to 6" of space around the walls of your home
- Clear all debris from the roof
- Trim trees near or hanging over the roof
- Clean out guttering system
- Clear debris from around the AC unit, downspouts, and foundation vents

## ACCESSIBILITY

- Replace light bulbs
- Re-caulk around bathtubs and sinks
- Repair any water damage in bathrooms
- Remove drain clogs
- Replace cracked window glass
- Replace missing roofing components and seal nail heads
- Replace damaged insulation in attic or crawlspace

## LAST-MINUTE PREPARATION

- Leave remotes for garage door, ceiling fans and lights in plain sight
- Leave keys for gates, garage, or additional buildings in view
- Make sure all utilities are on
- Remove all dishes from sink and dishwasher
- Leave a sketch identifying the location of the well or septic tank

## SCHEDULE YOUR INSPECTION

- Schedule your pre-listing inspection with AWP Home Inspections, LLC today!
- Sell your home

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