



Pre-Listing Inspection  
Areas Inspected:

- ✓ Site
- ✓ Foundation
- ✓ Structure
- ✓ Roof
- ✓ Heating
- ✓ Air Conditioning
- ✓ Electrical
- ✓ Plumbing.

State of Illinois Lic. No.  
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Affordable Rates

Available 7 days

30+ years Construction  
Management Experience



**Greater Peoria  
Property Inspections**

Peoria, Illinois  
Phone: (309) 360-6904  
www.GPPIinspections.com

# Seller's (Pre-listing) Home Inspection

## Greater Peoria Property Inspections

### *Pre-Qualifying Your Home Leads to a "Hassle Free Sale"*

- Saves Time & Saves Money
- Strengthens Your Position as a Seller
- Helps You Stay "In Control" of the Sales Process
- Reduces Your Liability and your Stress

**Saves Time** - Allows you to see your home through the eyes of a third-party professional home inspector and helps you price your home realistically.

Most sales contracts are written with a "contingent upon an acceptable whole house inspection" clause. A pre-inspection may encourage the buyer to waive the inspection contingency.

**Saves Money** - Allows you to make cost effective repairs ahead of time. Buyers typically overestimate the cost of repairs by 100% or more and expect substantial contract price reductions.

**Puts you In Control** - You can repair problems identified or acknowledge the problem and reflect it in the purchase price - take repairs off the table as a negotiating tool against you.

**Reduces Your Liability** by adding professional supporting documentation to your disclosure statement. By documenting the pre-listing condition of the home, you gain a legal advantage. It may **alert you to immediate safety issues** before agents and visitors tour your home.

*Doing a pre-listing whole house inspection does not guarantee that a buyer will not opt to have another inspection done at the time of the contract. Nor does it guarantee that the second inspector will not find items that first inspection did not discover (or think important enough to note). **It does offer evidence that you have spent the time (and the money) to make sure that the house is without defect.** In addition, if there are differences of opinion regarding inspection findings, **GPPIinspections** will continue to represent you.*

**Call Us Today... 309-360-6904 or  
Schedule online @[www.GPPIinspections.com](http://www.GPPIinspections.com)**