



Seller's Inspection  
Areas Include:

- ✓ Site
- ✓ Foundation
- ✓ Structure
- ✓ Exterior
- ✓ Interior
- ✓ Roof
- ✓ HVAC
- ✓ Electrical
- ✓ Plumbing

Reports include:

- 100's of complementary Photos & Video
- Link to FSBO listing
- [View a Sample Report](#)



**Denny Murphy**  
Owner / Inspector

- Ill Lic. No 450.010740
- 30 + Years Construction Management Experience
- M.S & B.S. Construction Degree - Bradley University

# Seller's Pre-Inspection 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
- Provides Marketing Exposure with Move-In-Certified™
- Have a Seasoned Professional on your side

**Saves Time** - Allows you to see your home through the eyes of a third-party professional InterNACHI Certified 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 to negotiate 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. You gain a legal advantage. It may **alert you to immediate safety issues** before agents and visitors tour your home.

**Move-In-Certified™** is a nationally recognized program available to qualified homes pre-inspected by InterNACHI certified Inspectors. Plus Eye-catching yard signs and high quality downloadable inspection reports.

*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, **GPPI inspections** will continue to represent you.*

**Call Us Today... 309-360-6904 or**

**Schedule online @ [GPPIinspections.com](http://GPPIinspections.com)**

