



## Pre Listing Home Inspections for Sellers

Listing inspections are very good for the homeowner who may not be in tune with the condition of their home. A great many sales are cancelled due to the buyer's shock at the "functional condition" of the home. It may look great, but have serious technical, safety, or functional issues present without the owner's knowledge. Having the home inspected prior to placing on the market is the ideal way to identify and either repair or disclose the issue found in the Inspection Report. Obviously, repairing the items would be the most beneficial towards completing the sale. However, there may be financial reasons where the owner can't make the repairs. Disclosing them up front and pricing the home based upon that disclosure will often times produce a higher net sales price for the owner.

If you're selling a home, having a professional home inspection from Wisconsin Inspection Services & Consulting LLC is a smart decision. This will give you a competitive advantage in having your property already inspected and can speed up and close the deal. Additionally, any issues or problems that are uncovered during the inspection can be corrected or appropriate price adjustments can be made to further entice buyers. Also with all of the current disclosure laws you will want the peace of mind knowing that the inspection was completed by a professional, unbiased 3rd party. This will assist you in a fair and smooth transaction.

Wisconsin Inspection Services & Consulting LLC is the premier home inspection company that is mainly serving the greater Sauk county area. Please inquire about other areas. We have been trusted by buyers, sellers and realtors to provide our professional inspection services that will give you the "big picture" analysis of the property that is under review.

### NO SURPRISES = PEACE OF MIND

#### Philosophy

We at Wisconsin Inspection Services & Consulting, LLC are dedicated to all of the following principals:

- Honesty
- Integrity
- Credibility
- Trustworthy
- Sincerity
- Confidentially

We take great pride in every inspection that we perform believing that educating you is more important than being overly picky. We schedule your inspection to provide time after the inspection to carefully review and take the time to explain our findings in an easy to understand terms so that there will be no confusion.

We believe that in order to give you the kind of inspection that you demand, we don't "rush" and will take all of the needed time to do a thorough inspection that exceeds both the State of Wisconsin and American Society of Home Inspectors (ASHI) Standards of Practice. Our radon technician is nationally certified by the National Radon Proficiency Program which is also recognized by the State of Wisconsin. The radon tests are performed in accordance with AARST-NRPP protocols.

The most important attribute of performing our home inspection is our concern for your safety and well-being. \*\*\*\*Remember that we are working for you!!!

#### Customer Service

Our top priority is customer service. We offer our inspection services that are convenient to you around your busy schedule. Wisconsin Inspection Services & Consulting LLC typical hours of operation are Monday thru Saturday 8 am to 7 pm. Due to special circumstances, appointments may also be available on Sundays.

Please feel free to contact us with any questions, request information or to schedule an inspection at (608) 434-0790. You may also request an inspection online. We will contact you with a quote and determine what works best with your schedule to avoid any conflicts.

For additional information, or to schedule an inspection, please call Jeff @ (608) 434-0790. Please visit us online at [www.wiscons.net](http://www.wiscons.net)