

Should home sellers have their own inspections?

Looking to sell your home at top dollar? Nowadays, sellers who are eager to get the best price for their homes are getting pre-inspections. Here are three ways this can pay off:

1. As a marketing tool. A pre-inspection can help you stand out from the competition. Attach it as a PDF document to your listing, and leave a copy on the kitchen counter for potential buyers to peruse when viewing your home. Even wary shoppers will be reassured by an inspector's report and may become more willing to make an offer.

2. To get a handle on required repairs. Finding out your home needs a repair just when your buyer was ready to open their wallet can end up costing you. In order to finalize the sale, you'll either have to lower your asking price or quickly find a contractor to do the work. It's far better to get on top of all repairs needed prior to listing so you have enough time to find the least expensive solution.

3. To avoid double-duty on repairs. Say you decide to replace the shingles on your roof, but then, upon the buyer's inspection, you discover the underlying dec-

king is rotten and needs to be replaced. You'll wind up paying twice as much for labour! Scenarios like this are easy to avoid when you have the complete picture that an inspection provides.

Knowledge is power, and nearly every home seller can benefit from getting a pre-inspection. While not necessary, it could very well pay for itself and then some.





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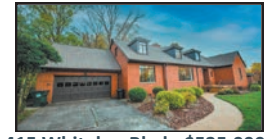
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415 Whitaker Blvd - \$535,000
Huntington, WV 25701
5 BR | 2.5 Ba | 3,825 Sq. Ft.



6601 Clark Dr - \$362,900
Barboursville, WV 25504
4-6 BR | 4 Ba | 3,697 Sq. Ft.



1951 Ritter Blvd - \$199,500
Huntington, WV 25701
3 BR | 2 Ba | 1,984 Sq. Ft.



4 Seneca Ct - \$210,000
Huntington, WV 25705
3 BR | 2 Ba | 1,638 Sq. Ft.



265 Oakland Ave - \$65,000
Huntington, WV 25705
3 BR | 2 Ba | 1,356 Sq. Ft.



126 Parkway Drive - \$160,000
Huntington, WV 25705
3 BR | 1.5 Ba | 1,506 Sq. Ft.

6007 US Rt. 60 E, Ste. 202
Barboursville, WV 25504

604 4th Street East
South Point, OH 45680

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ABOUT COVER
 the



415 Whitaker Blvd., Huntington

Nestled in a beautiful park setting, this home boasts stunning views and serene surroundings that will make you feel right at home. With its inviting interior and comfortable layout, this home is perfect for those who want to enjoy a peaceful and relaxed lifestyle. The home features spacious and well-lit living areas that are perfect for entertaining guests or just relaxing with your loved ones. The kitchen is fully equipped with modern appliances, making it a breeze to cook up your favorite meals. The bedrooms are cozy and comfortable, providing a perfect retreat after a long day. Take advantage of the stunning surroundings by enjoying your morning coffee on the deck or taking a leisurely stroll through the park. With its convenient location, this home is just minutes away from all the amenities you need, including shopping, dining, and entertainment.

5 BR/2.5 BA • MLS: 177561 • \$535,000



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