



Good Home Guarantee™

How would your home do in an inspection?

The chart shows where the repair money typically goes in the aftermath of an inspection.

And it is the Seller's money!

I DON'T BELIEVE IN SURPRISES!

It makes no sense to negotiate a price for your home and then have your profit eaten away by inspection repairs. There is a better approach.

If your home can advertise that the:

- Roof has been services and certified
- Furnace has been service and certified
- Sewer line has been scoped and cleaned

And you are the only home in the neighborhood that can make that claim – the buyers be impressed and more confident.

My job is to get my sellers the most money for their home and then to keep that money.

A home in good condition will yield better offers and that is something sellers can control.

So let's be proactive. It costs nothing to get your roof inspected. If it needs repairs-do them. Get a 5 year certification for the roof. Buyers see roof repairs and their eyes roll in their heads like adding machines. I promise their roofer's bid is so much more than yours.

This approach always yields better offers and no fallen contracts.

The inspection triggers a second negotiation. I do not want my sellers to be exposed or vulnerable to that. I will help you get ahead of the inspection and get to the closing table with more money and a happy buyer sitting across from you.