



Fall 2008

House Notes

Associated Master Inspectors • P.O. Box 230966 • Tigard, Oregon 97281 • 503.236.1812

Pre-Listing Inspections

When Marketing a House, Make the Inspection a Stair Step, not a Stumbling Block!

Most people know it's a good idea to have a house inspected before they buy it, but few people consider the advantages of having it inspected before they sell it. By learning about the house's true condition early in the process, sellers can prepare in advance for repairs, concessions or disclosures and avoid the inconvenience of costly surprises later.

Pre-listing inspections make sense in today's competitive market - buyers have greater confidence in houses that have already been inspected, and confident buyers are less likely to re-negotiate the sale midway through the process.

AMI has designed its pre-listing inspection service to work to the benefit of sellers, buyers and Realtors. Here's how it works:

- Call AMI to inspect the house *before* you list it. A pre-listing inspection is exactly the same thorough and comprehensive inspection that we'd do for a buyer. We'll explain the condition of the house, identify major and minor problems and include recommendations for repairs.
- Use the inspection report to prioritize improvements and make any repairs that you see fit. You'll have more time to select good contractors and they'll have time to do their work properly.
- Have AMI return to evaluate the repairs and amend the report. The amended report will retain all of the initial findings and describe the improvements that you've made.
- Disclose everything to potential buyers and accept the best offer on the house.
- Let AMI re-issue the report to the buyers. We'll walk them through the house, explain our findings and answer their questions. With AMI's established reputation for credibility and high-quality work, buyers can proceed with confidence.

Why wait until a sale agreement is at risk to discover critical defects? The time and money you invest in marketing a house is valuable. Let AMI help you realize a return on your investment. A thorough inspection now can save time, money and frustration later!

• Visit our website at www.amipdx.com for maintenance tips and service provider recommendations

• Call Lisa in our office at 503.236.1812 to schedule an inspection

*Experience
isn't
expensive,
it's
priceless.*



FREE TRAINING AND SEMINAR PRESENTATIONS

AMI is certified by the State of Oregon to provide continuing education to Home Inspectors and Real Estate Professionals. We can provide presentations on a wide range of subjects for 1-2 hours at branch offices, luncheon seminars or private group meetings. We enjoy speaking at new home buyer classes and have helped several Realtors build their client lists. Our goal is to make our presentations interesting and fun. We do not charge a fee for this service but we do like to hand out business cards and have enough time to answer informal questions for 10 - 15 minutes at the break. Please let us know if we can be of assistance to you by calling Lisa at 503-236-1812.



Higgins,
AMI Office Dog



Green Corner

When searching for help on "Green" living or building ideas, where can you go?

One good place to start is Living Spaces Designs. They are a well connected local consulting team. Eric and Beth can help with design, resources, community activities, feasibility and a multitude of options to reach your needs. They practice what they preach! See their site at www.livingspacesdesign.biz.

The City of Seattle has an excellent website full of good information and case studies. Go to www.seattle.gov and go to the Green Building area for residential or commercial options.

The Earth Advantage program offers "STAR" training for real estate professionals as well as good educational information for the general consumer. Go to www.earthadvantage.com to read more.

Cascadia Green Building Council has interesting info on their site for those who are interested in a more regional organization. Go to www.cascadiagbc.org.

A research alliance in Tennessee is making great steps toward the US Department of Energy's goal of a Zero-Energy household. They have developed some great ideas for green building which may well be the future of home building. For more information, go to <http://www.zebralliance.com>