

Home Inspection/Pets

Seller inspections — streamlining real estate transactions

By PATRICK WATHEN AND JONI ELLIS

Some properties seem to fly off the MLS before one can say "Real Estate in Summit County", while others sit for months. Why is this? What can you do to assure that your property isn't the one that sits?

The following is in part, an excerpt from Nick Gromicko, a former realtor and Founder of the National Association of Certified Home Inspectors (NACHI).

Seller inspections (sometimes referred to as pre-listing inspections) are becoming more popular because they virtually eliminate all the pitfalls and hassles associated with waiting to do the inspection until a buyer is found.

Seller inspections are a benefit to all parties in a real estate transaction. The seller and seller's broker are showing full cooperation and honesty about the home. Repairs made ahead

of time make the listing show better. The deal is less likely to fall apart when a buyer's inspection unexpectedly reveals a problem last minute. The inspection report can be used as a marketing tool.

When a potential buyer sees that the seller has taken the time to have a pre-sale inspection, it gives the buyer confidence that surprise defects are eliminated and problems are corrected or at least acknowledged prior to making an offer on the home. A seller inspection reduces the need for negotiations and 11th hour renegotiations. The report provides a more accurate, third party view of the property prior to making an offer. As the buyer, you may want to consider hiring the inspector (now familiar with the home) to re-inspect repairs and maintenance listed as corrected.

In summary, seller inspections streamline the real estate sales process for all parties involved.

NACHI (National Association of Certified Home Inspectors) recommends that every home be inspected before being listed.



Patrick Wathen and Joni Ellis are the owners of Independent Property Inspections, Inc., a member in good standing of NACHI (National Association of Certified Home Inspectors). For more information about home inspections call (970) 468-9400 or visit www.homeinspection.com/ipi.

Keep Fido happy in the yard

It can shadow a sunny day if your dog keeps getting into trouble in the yard, tipping over his bowl or tangling his chain. Solutions are easy.

First, to keep bowls from tipping over outdoors, use angel-food cake pans, putting the raised center hole over a stake in the ground.

Second, when a pup runs around in circles, over and over, a simple pivoting tether can solve the problem. Remove the wheel of a plate-type ball-bearing caster by cutting the axle with a hacksaw. Drive a 4-by-4 post firmly into the ground and screw the plate onto it. Use a bolt the size of the axle, through one side of the caster and a link in the chain, and secure it with a nut on the other side. It'll keep him running free — and no crying from the yard.

— The Associated Press

Advertorial

Pay Less and Have it All With Shared Ownership

A second home is the ultimate discretionary purchase. People who own a place at the beach, the lake or in the mountains often are quick to express frustration at not being able to spend more time there. Why have the expense of a mortgage, upkeep, insurance and taxes for a place you don't use more than a couple of weeks a year?

Fractional ownership offers individuals the opportunity to buy partial ownership of a really nice place and rid themselves of the overall upkeep and expense by sharing the property with others.

The ownership arrangements usually divide the ownership into fourths, fifths or sixths, with each owner having an equal number of days a year to use the property.

Sharing the ownership of a property is a viable

alternative to buying a property that you may only use a few weeks a year. Rising prices mean that people wanting to own a second home are finding it harder to realize that dream, thus shared ownership could be the answer. All of the equal owners of this type of property actually have an undivided deeded interest in the property.

Many outright owners tend only to use their property for 4-12 weeks per year, yet still have to bear the costs attached to 52 weeks. The most significant benefit of buying a property through shared ownership, is that with only a few owners in the home, the ability to customize your time by trading weeks with the other owners optimizes the compelling reasons for considering this type of ownership.

Typically, those who buy into shared ownership

are people who can afford to purchase outright but do not have the time to use it and do not want the responsibilities attached to outright ownership. Another advantage is that you can purchase a more luxurious property than you may otherwise have been unable to afford.

If this type of ownership is of interest, there are a myriad of properties in Summit County that are offering this type of purchase. Give me a call or contact your Summit County Realtor for more information.



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