

Are Pre-Sale Home Inspections Worth It?

Unless you're in a seller's market where you can expect multiple offers quickly, it might make sense to get a pre-sale inspection. It can give your listing a competitive advantage.

What is it? It's simply a professional inspection you get done on your home. Assuming only a few inconsequential issues are identified, the passed inspection becomes an appealing selling feature of your listing. Buyers are likely to be more confident in making an offer when they know an inspection has been done.

What happens if an inspection reveals a concern?

Well, that issue would likely have been discovered by the buyer's inspection anyway, potentially compromising the deal. With a pre-sale inspection, you can either proactively fix the issue, or factor it in during the sale. The benefit being it doesn't come as an unwelcome surprise to you or the buyer.

In most cases getting a pre-sale home inspection is affordable. You'll likely recover the cost and then some when you sell.



Selling on a Time Crunch

When you list your home for sale, you may need to sell by a firm date. For example, if you've already purchased another property, you'll likely want to sell well before taking possession.

The last thing you want to happen is to have to undergo the expense and hassle of temporary housing because you didn't sell on time.

Fortunately, there is plenty you can do to ensure your property sells within the desired time frame. For example, you can:

- Prepare and stage your home to impress.
- Make sure your home is marketed effectively so that your listing attracts lots of qualified buyers.
- Be flexible with viewing appointments so more buyers see your home.
- Set the optimal listing price to gain the interest of buyers.
- Ensure offers and negotiations are expertly handled by hiring a REALTOR®.

These are all variables within your control.

Market conditions also have a big influence on how long it takes for a home to sell. So, knowing how long recent comparable listings were on the market before they sold will give you a good idea of how long your sale will take.

Takeaway: There are many actions you can take to meet your closing date and ease your concerns.

Maximizing Outdoor Space: Growing Vertical Gardens

Looking for new ideas for your garden? You may be interested in learning more about vertical gardening. Similar to high-rise apartments and condos, vertical growing is a great way to make room for more plants and add visual interest to your property. But the benefits don't stop there. Vertical gardening can also add privacy, help protect nearby plants from wind, save on water usage, and make it easier on your knees when tending these higher-up plants.

There are a wide range of vertical garden options to choose from depending on what aesthetic you like best and what your priorities are. There are potted towers so you can plant several containers in a tower; vines on trellises or fences, hanging baskets, window boxes, or you can hang a pocket planter in a grid-like frame on a wall for plants with shallow roots (e.g., herbs, lettuce/spinach, or succulents). The easiest pocket planters would be felt pocket planters, or you can repurpose a clothing or shoe organizer. Vertical gardens can work both outdoors and indoors.

Whatever vertical garden option you go with, look into how much sunlight the plants will need, water from the top down to ensure you don't overwater the plants below with the drip down of water, and use potting soil if you are planting in little pockets on a wall. For watering those hard-to-reach places



you may find a rain wand comes in handy. There are a plethora of ideas online on how to get started with a vertical garden.

Happy gardening!