

DOLLAR\$ TO DEFECT\$

A Newsletter of Value to Educate and Inform.

Every edition will cover a Technical Topic and answer questions from our Clients/Realtors. If you have a question about home inspections or a technical topic you would like to understand a little better, [send us an email](#)

Client Questions

What is a "Pre-Listing Inspection" and what are the benefits of having one completed by PHW Inspections?

A [Pre-Listing Inspection](#) or [Sellers Inspection](#) refers to a specific type of home inspection. If you are planning on selling your home, you may want to consider a "[Pre-Listing Inspection](#)". While it may seem like an unnecessary expense, a pre-listing inspection is an essential tool for sellers in SW Florida that can actually save you time, money, and stress in the long run. Here are some of the key benefits of a Pre-Listing home inspection:

1. Identify issues: A pre-listing inspection can help identify any issues with the property before listing the home for sale. This can help them address these issues before buyers have the chance to discover them during the sales process, which can help avoid delays, negotiations, and even deal-breakers.
2. Avoid surprises: By having a pre-listing inspection, sellers can avoid any surprises during the sales process. In general, buyers will have their own inspections, and if they find issues that were not disclosed, it can lead to delays, renegotiations, or even canceled sales.
3. Increase transparency: A pre-listing inspection can increase transparency between the seller and the buyer. It shows the seller's willingness to be upfront about any issues and can help build trust with potential buyers.
4. Improve marketing: Knowing the condition of the home can help sellers' market the home better. They can use the information from the inspection to highlight the positive aspects of the property and be prepared to address any issues that come up during the sales process.
5. Price the home appropriately: If issues are discovered during the inspection, sellers can [READ MORE](#)

Agents, We are Part of Your Team

Think of PHW Inspections as an extension of your team. We are here to help Buyers move forward with the purchase of their home with a better understanding of what they are purchasing. Whether you are the Listing Agent, Buyers Agent or you happen to have both sides of the transaction, we are true to the house and the facts we find. Buyers and Realtors have been using our inspection reports for more than 22 years to help clients put **Dollar To Defects** to negotiate homes.



At PHW Inspections, we are happy to partner with local Realtors in Sarasota County and surroundings areas to provide clients with end-to-end service. PHW Inspections is dedicated to providing the best possible home inspections for all of our clients. We will make sure that the property receives the attention it deserves. Whether you need a Pre-Purchase Home Inspection or a Pre-Listing Home Inspection, let us help!

Tech-Topics

Indoor Humidity

What are acceptable Humidity Levels? What are the Dangers of High Humidity?

Understanding Indoor Humidity:

Humidity refers to the amount of moisture present in the air. In regions like Southwest Florida, it becomes crucial to strike a balance between indoor and outdoor humidity to ensure a comfortable living environment.



Importance of Indoor Humidity Levels:

- Health and Well-being: The impact of indoor humidity on our health cannot be overstated. Excessively high humidity levels create an environment that is favorable for the proliferation of dust mites, bacteria, and viruses. These allergens and pathogens can exacerbate respiratory conditions, trigger allergies, and even cause infections.
- Mold and Mildew Prevention: High humidity levels create a conducive environment for mold and mildew growth. SW Florida's warm and humid climate provides an ideal breeding ground for these fungi.
- Protecting Furniture and Belongings: [READ MORE](#)

Our Inspection Services

- Pre-Purchase Inspections
- Pre-Listing Inspections
- 1 Year Builders Warranty Inspections
- Wind Mitigation Inspections
- 4-Point Inspections
- Pre-Drywall 360 Imaging Inspections

Snowbird Tips

If your home is equipped with Wi-Fi enabled thermostat you should monitor your home regularly. Your Home Watch service provider looks at the temperature and humidity levels at their visit. Their report then provides you with this information for that day. What happens in the interim? This is where Wi-Fi enabled thermostats help. If you monitor your home and you see high temps or humidity, there is a problem. Be PROACTIVE, call your service provider and correct the situation.