

FIX IT & LIST IT

HOME INSPECTION PROGRAM

Fix It & List It can help increase your home's value with pre-listing repairs paid at closing.



Our Process is Simple

Our simple process allows Sellers and their Realtors to know the condition and value of their home prior to accepting an offer; thereby reducing or even eliminating the risks and aggravation associated with a Buyer's Property Inspection Clause!

- Choose a Home Inspector from our list; or select your own. You pay only \$75.00.
- Upon completion of the inspection, we meet, and **YOU** decide which repairs to price; some, all, or none. There is **NO OBLIGATION**.
- Know your home's condition prior to listing.
- If we do the work, **100% of the repair costs are paid at Closing!**¹
- Trust your Real Estate Professional with knowing which repairs will maximize your return.
- Platinum Premier Properties² is a Trustworthy, Local, Class A Residential Contractor providing One-Stop Shopping.
- Choose us and get timely work with simple, easy-to-read accurate Fixed-Price contracts. No gimmicks.
- Full compliance with all licensing, insurance, Code, and Permitting requirements.

Contact us today and put money in your pocket.

FIX IT & LIST IT, LLC

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🌐 FixAndList.pro

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📍 PO Box 73058,

North Chesterfield, VA 23235

Fix It & List It is part of the Platinum Premier Properties Family of Companies.

¹ See Question # 9 on FAQ (reverse side) for further clarification.

² See Question # 11 on FAQ (reverse side) for further clarification.

FIX IT & LIST IT - FAQ

HOME INSPECTION

1. **Are there any financial requirements to qualify for the \$75.00 discounted Home Inspection Offer?** Yes, you must have a minimum equity in your home of two-times the Estimated Proceeds as shown on the Sellers Net Proceeds Worksheet provided by your Real Estate Agent.
2. **Are Home Inspectors Certified?** No. Not all inspectors are certified. You should ensure the Home Inspector you select is certified by national associations similar NACHI (National Association of Certified Home Inspectors) or ASHI (American Society of Home Inspectors).
3. **Do I have to use one of your recommended inspectors?** No. The choice of Inspection Companies is 100% the Home Sellers' choice. They work for you, not us.
4. **What are Material Defects?** Material defects are generally considered a specific issue in the property that in the Home Inspector's professional opinion are not functioning properly, poses an unreasonable risk to people, or may have a significant, adverse impact on the value of the property.
5. **Will the Home Inspector find 100% of the material defects in the property?** Since home inspections are subjective, it is possible that a second home inspection may note defects that a previous inspector did not identify.

CONSTRUCTION WORK

6. **Can I choose my own contractor to do the work?** Yes, you may choose any contractor to perform the work. If you don't choose us, your only obligation is the \$75.00 portion of the Home Inspection Fee.
7. **Is a construction contract required?** Yes, for the protection of both parties, a Construction Agreement is required (draft copy is available upon request).
8. **Am I required to do all the work recommended in the Inspection Report?** You have no obligation for us to perform any of the work recommended; however, a Buyer's offer may list specific items that must be remediated to satisfy the terms of their offer.
9. **Is a deposit for the repair work required or will 100% be paid at closing?** Typically, no, however, a deposit may be required for large projects or for projects that don't meet the minimum equity requirements. If a deposit is required, the amount will be shown in the Construction Agreement; otherwise, 100% will be paid at closing.
10. **Do you give or receive any payment(s) to/from the Real Estate Agent or the Home Inspection Company?** No.
11. **Are Fix It & List It and Platinum Premier Properties Corporation (PPP) related?** Yes. Both companies share the same ownership. Fix It & List It was created as a marketing group to pursue pre-listing construction work for Platinum Premier Properties which is a Licensed Class A Contractor.
12. **Is your work guaranteed?** Yes. We warrant our work to be free from defects in material and workmanship to the original owner for a period of Six (6) Months from the final completion of the work.
13. **What if I decide to not sell my home after the work is done?** If, for any reason, the property is delisted from the MLS, the total amount due from the Construction Agreement shall be paid within ten (10) business days.
14. **What if my home doesn't sell?** If your home doesn't sell by the 75 th day after construction has been completed, then full payment becomes due within ten (10) calendar days. (the 85 th day after completion).