NANAIMO SELLER WORKSHEET

Sell As-Is or Renovate Worksheet

Compare the cost, delay and likely buyer response before committing to work.

Separate safety and disclosure from optional upgrades.
If you suspect a safety issue or hidden defect, get qualified advice before listing.
Selling as-is does not remove applicable disclosure obligations.

Property address

Target listing date

01 Compare three paths

Use ranges where evidence is uncertain. Compare the same costs across all three paths.

	Sell as-is	Light preparation	Larger renovation
Likely sale-price range			
Work, taxes and reserve			
Added time to list			
Extra carrying costs			
Other sale costs			
Estimated net range			

Make the comparison like-for-like.
Estimated net = likely sale proceeds less work, added carrying costs and other sale costs.
Use written quotes, include applicable tax, and record what the allowance for surprises covers.
Use the same mortgage payout and ordinary sale-cost assumptions unless they truly differ.
There is no automatic return on renovation spending. Ranges here are estimates, not a forecast.

Alvin Tan Personal Real Estate Corporation | eXp Realty
778-762-0707 alvintan.ca

NANAIMO SELLER WORKSHEET

Sell As-Is or Renovate Worksheet

Record what supports your choice and what could change it.

02 Check evidence and choose a next step

What will the work actually cost?

Record your quote, scope, expected start and finish, and allowance for surprises.

What do comparable homes show?

Record recently sold or competing homes and how their condition compares with yours.

What permits or inspections might apply?

Confirm requirements with City of Nanaimo Building Inspections before booking the work.

Are safety concerns and disclosure questions resolved?

Write down which issue needs advice and which qualified professional you will ask.

Preferred option and reason

What new information would change your choice?

Next step / person responsible

Decision review date

Planning tool only.

Use current quotes and property-specific market evidence. Ask qualified professionals about condition, permits, disclosure or legal questions.

City of Nanaimo: Residential Building Permits

BCFSA: Material Latent Defects

Alvin Tan Personal Real Estate Corporation | eXp Realty

778-762-0707 alvintan.ca