**The Community Development Advocates Of Detroit (CDAD) should advocate for the reinstitution of the Pre-Sale Inspection by the City of Detroit Building, Safety, Engineering & Environmental Department (BSEED) to protect the health and welfare of both buyers and sellers of residential property in Detroit. The Pre-Sale Inspection, which was previously a requirement, serves as a critical safeguard ensuring that homes meet safety and habitability standards before they are sold. Reinstituting this program will bring numerous benefits to the community, fostering a safer, healthier, and more equitable housing market.**

**Key Reasons for Advocacy:**

1. **Protection of Health and Safety:**
	* **Identify Hazards:** Pre-Sale Inspections can uncover serious health hazards such as lead paint, asbestos, mold, and pest infestations that may not be visible during a casual walkthrough. Addressing these issues before sale protects new homeowners from potential health risks.
	* **Ensure Structural Integrity:** Inspections verify that the structural elements of a home, such as the foundation, roof, plumbing, and electrical systems, are sound and meet safety codes, reducing the risk of accidents or injuries post-purchase.
2. **Economic Protection for Buyers and Sellers:**
	* **Transparency and Fairness:** Pre-Sale Inspections provide a clear and accurate picture of a home's condition, preventing disputes and fostering transparency between buyers and sellers. This transparency can prevent post-sale legal conflicts and financial burdens on buyers.
	* **Informed Decision Making:** Buyers can make more informed decisions regarding their investment, including understanding potential repair costs and negotiating a fair purchase price.
3. **Maintenance of Housing Stock:**
	* **Prevent Deterioration:** By ensuring homes meet safety and maintenance standards before sale, the program helps prevent the deterioration of housing stock, contributing to neighborhood stability and preventing blight.
	* **Encourage Upkeep:** Sellers will be incentivized to maintain their properties in good condition, knowing that deficiencies will need to be addressed before a sale can proceed.
4. **Equity and Access:**
	* **Protect Vulnerable Populations:** First-time homebuyers, low-income families, and minority communities often lack the resources to perform their own inspections or handle unexpected repairs. The Pre-Sale Inspection program provides an essential safeguard for these vulnerable groups, ensuring they do not inherit homes with hidden defects.
	* **Promote Fair Housing:** Reinstituting Pre-Sale Inspections can help address systemic inequities in housing quality, ensuring all residents, regardless of socioeconomic status, have access to safe and habitable homes.
5. **Community and Neighborhood Revitalization:**
	* **Boost Property Values:** By ensuring homes are safe and well-maintained, the overall property values in neighborhoods can increase, contributing to the economic revitalization of distressed areas.
	* **Strengthen Community Confidence:** A robust inspection program can enhance community confidence in the local housing market, encouraging more investment and owner-occupancy, which are key factors in neighborhood revitalization efforts.

**Conclusion:**

**The Community Development Advocates Of Detroit (CDAD) should advocate for the reinstitution of the Pre-Sale Inspection program by BSEED to ensure the health, safety, and welfare of Detroit’s residents. This program is not merely a regulatory requirement but a vital tool for fostering safe, equitable, and thriving communities. By protecting both buyers and sellers, maintaining housing stock, promoting fairness, and supporting neighborhood revitalization, the Pre-Sale Inspection program aligns with CDAD’s mission to advance community development and improve the quality of life for all Detroit residents.**