

What Should I do to prepare my Home for Inspection?

- Home inspections are common in most markets, at the request of the buyer. The seller can avoid any surprises with a pre-inspection, providing time to correct needed repairs and maintenance issues.
- Make sure all areas of your home are accessible for the inspector, including the attic and crawl spaces.
- Make sure the water heater is accessible.
- Re-caulk around sinks, bathtubs and showers if necessary.
- Check and repair any leaks at sinks, faucets and toilets.
- Make sure the electrical panels are accessible.
- Change burned out or missing light bulbs.
- Make sure smoke detectors are functioning properly.
- If your furnace or air conditioning are nearing the end of it's intended design life (generally 20-25 years), we recommend you have a qualified contractor service and certify the unit, prior to the inspection.
- Make sure that the dishwasher, garbage disposal and any other appliances work efficiently. Consider purchasing a one-year home warranty, available through a number of home service companies and realtors.
- Check any suspected water problems, such as a leaking roof or moist walls in the basement. Many people avoid addressing such problems when they are selling a home because they don't want to incur costly repairs. However, if the roof is bad or the foundation leaks, you'll likely pay for those repairs anyway.
- Clean all leaves and debris from gutters and downspouts. Make sure downspout extensions or splashblocks are in place at every downspout.
- Check all windows to make sure that they operate properly/easily. Repair/replace any cracked or broken panes and any damaged or missing screens.
- If there is a septic system, have it pumped, cleaned and inspected by a qualified contractor.
- Have any and all information available for the inspector and buyer, such as warranties, owners manuals, receipts and more.
- And finally, but probably of greatest importance....fix anything that needs fixing in advance. A buyer might try to negotiate a \$200 repair into a \$500 reduction in the sale price.