

Home Inspection – Seller Preparation

Getting your home ready for an inspection will allow your property to be seen in its best condition and will avoid delays relating to other inspections. By following these easy steps you will guarantee a home that is prepared for scrutiny.

REMEMBER, the inspection stage is the biggest time of doubt for a Buyer, so eliminating the most concerns possible before they come up is absolutely imperative.

1) Repairs should be made prior to an inspection

Small issues can make a big difference in appeal. Small things like switches, doorknobs, and faucets must be addressed ahead of time. Major issues (roof, etc) should be disclosed up front, and ideally estimates from qualified professionals should be provided. Eliminating questions and irrational doubt is your goal.

2) Have the home cleaned thoroughly

Cleaning is often neglected prior to a home inspection. An untidy home provides the notion of homeowner neglect, which will raise questions of maintenance. Often the Buyer will accompany the Home Inspector, and you must strive to make the best impression, and keep the home looking as amazing as they remember it.

3) Time Allowance and Preparation

Home inspections can take up to four hours. Home inspectors are generally on time or even early, so it is best to prepare the home and remove yourself from the home 30 minutes early. Keep in mind that the inspector will generally begin with the exterior of the home, and may not announce themselves when they arrive.

4) Supply Keys

It is important to leave keys for any locked rooms, garages, fuse boxes, etc to allow the inspector complete access.

5) Utilites should be on

Ensure all utilities are turned on – electricity, gas, water, oil.

