

# Recommendations To Consider Regarding The Marketing Of Your Property



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## **Have The Furnace/Boiler Serviced /Carbon Monoxide Detector**

Among the most common problems we encounter with building inspections are concerns about the furnace/heating system. Home inspectors often express concern about a furnace that has not been recently serviced, often calling for an additional inspection by a qualified contractor.

Another problem we frequently encounter are leaks in gas lines and valves serving the furnace and water heater. Having the furnace/heating plant professionally inspected and serviced prior to acceptance of a contract and subsequent inspection will help to avoid this often confusing and time consuming situation.

A carbon monoxide detector should be installed within 15' of any sleeping room.

## **Broken Window Seals**

Broken windows seals are perhaps the most frustrating item we encounter regarding a building inspection. Most inspectors will note windows with broken seals, and most buyers will request these windows be replaced or a credit be given to compensate for replacing the windows.

Broken window seals are most often found on the south and west sides of homes where the windows have prolonged exposure to direct sun. In newer homes windows are often covered by a manufacturer's warranty for five to ten years. These warranties typically cover the window, but not installation.

If you are aware of broken window seals you may wish to replace the windows prior to marketing your property.

## **Test For Radon**

Radon levels above the recommended "safe" level as determined by the EPA are fairly common in Northern Illinois. When a high radon level is detected following acceptance of a contract, a period of uncertainty often exists until a decision is made regarding the buyers intention to continue with the purchase and request remediation, cancel the contract or request a credit to enable them to remediate the radon problem themselves.

It has been our experience that homes with remediation systems in place are equally as marketable as homes without radon systems. It has also been our experience that if a high radon level is found after a contract has been accepted most buyers will continue with the purchase as long as the problem is remediated; however, if a buyer is looking for an "out", a radon test with a level higher than 4pCi/L will often provide the opportunity to cancel a contract.

## **Miscellaneous Details**

Painting/paint touch-up should be performed as necessary. A general spring cleaning/detail cleaning should be performed including washing windows (inside and out), washing light fixtures, cleaning carpets, etc. Please refer to our Appearance Checklist for more recommendations.

## **Moisture/Mold Concerns**

With recent concerns about mold, all moisture problems should be taken care of. Dryer vents should be vented to the exterior of the home. Any signs of mold should be taken care of, and the source of the moisture causing the growth of the mold should be remediated.