



Seller Guide to the Home Inspection Prep

To prepare for a home inspection, sellers should take several steps to ensure their property is in the best possible condition. Here are some key actions to consider:

1. Perform a Pre-Inspection

- Consider getting a pre-listing inspection to identify and address potential issues before the buyer's inspection. This can prevent surprises and speed up the selling process.

2. Address Known Issues

- Repair any obvious problems, such as leaky faucets, broken windows, or faulty appliances. Small fixes can make a big difference in the inspector's report.

3. Clean and Declutter the Home

- A clean, well-organized home allows the inspector to move freely and access key areas like the attic, basement, and electrical panels. It also leaves a positive impression.

4. Ensure All Utilities Are On

- Make sure that all utilities (electricity, water, gas) are turned on so the inspector can test appliances, HVAC systems, and plumbing fixtures.

5. Provide Access to All Areas

- Ensure that all areas of the home, including the attic, basement, garage, and any locked rooms, are accessible. If an inspector can't access an area, it could raise red flags.

6. Gather Important Documentation

- Have documents ready, such as manuals and warranties for appliances, records of recent repairs, and permits for any renovations. This helps demonstrate that the home has been well-maintained.

7. Check for Pest Issues

- Address any signs of pests, such as rodents or termites. Consider scheduling a pest inspection to ensure there are no active infestations that could alarm the buyer.

8. Trim Landscaping Away from the House

- Ensure that trees, bushes, and other landscaping are trimmed away from the home's exterior. Overgrown vegetation can obscure problems and prevent a thorough inspection.

9. Test and Replace Safety Features

- Test smoke detectors, carbon monoxide detectors, and other safety devices. Replace batteries or install new units if necessary to ensure they are functioning properly.

10. Be Prepared to Leave the Home

- Plan to be away from the home during the inspection to give the inspector and the buyers space to evaluate the property without interruptions.