

PREPARING FOR THE HOME INSPECTION

THE FIRST THING AFTER ACCEPTING AN OFFER IS TO HAVE YOUR HOME INSPECTED

Most likely the buyer will hire a general inspector who will spend 2-3 hours in your home, going over it from top to bottom.

The inspector will look closely at the following items: Roof, HVAC system, electrical system, plumbing system and structural integrity of the home. Inspector will also test the appliances, open and close all windows, doors and look for signs of deferred maintenance.

No home is perfect, so be prepared for a laundry list of requested repairs from the buyer after inspection. At that time, your agent or myself will discuss each item and determine whether or not you want to address it.

Working with me you will have great resources to get us through the inspection period, so don't lose any sleep over it!

Prior to the inspection it's a good idea to go through the home with your tool kit or with your handyman to correct as many items as you can, ahead of listing property. Some sellers even hire their own inspector (\$200-\$300) before sale to ensure there are no surprises during the inspection period.

If you don't hire your own inspector, below are some items to look at and correct if needed.

- Have HVAC system cleaned and serviced
- Make sure windows open and close and locks work
- Re-install screens on windows, if removed
- Check for leaks in faucets and under sinks
- Dust off the water heater
- Ensure that sinks and tubs drain quickly
- Ensure that all light fixtures have working bulbs
- If toilets wobble, replace the wax ring and bolt down firmly
- Clean gutters
- Replace cracked or broken window panes
- Caulk around tub
- Clean out gunk in faucet filters to maximize water pressure
- Fix squeaks in wood floors, if possible
- Ensure patio doors slide smoothly
- Roto-Rooter your sewer line
- Ensure downspouts have extenders
- Have your roof inspected, and make repairs if needed

Once the inspection is complete, the inspector goes over his report with the buyer and will point out every single item that was found, no matter how minor it may seem.

The fewer items the inspector finds, the more positive the inspection experience will be for the buyer... and therefore for you!

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