



Seller's Tip Sheet For Home Inspections

Expect the home inspection to take about 2-3 hours.

Depending on the size, age, and services being performed at the home, the inspection time can vary.

Make sure there is access available to the entire property.

All parts of the home and grounds will be inspected. Be sure that all of the following items are open and accessible:

attic | crawl space | furnace | electrical panel

Keep the house clean.

Expect the buyers to be present.

Most inspectors recommend that the buyers attend. Although it is not recommended, sometimes buyers want to show the home to friends and family for the first time.

If you no longer live at the property, make sure the utilities are on.

Change the furnace filter.

Make sure all light bulbs operate.

Don't be anxious about the home inspection process.

The goal of the home inspection is not to pick apart your home and make the deal fall apart. We simply want to make sure there are no surprises for the buyers once they take possession. Often the home inspector provides possible solutions that will help the deal come together.

Consider a listing inspection.

This will provide all potential buyers with a full disclosure and eliminate last minute problems. It will also give you extra time to fix any items before selling your home.

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