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UNLOCKED

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Preparing for a Home Inspection? Then here are the “Keys” To A **Smoother Home Inspection** from this episode of “1SlickHome Unlocked” **PLUS SOME NEW KEYS JUST FOR YOU!**

Extra keys to reducing stress during a home inspection!

Key 1: Double Check Everything Indoors

- Replace dark light bulbs;
- Test / Install Smoke / CO Detectors;
- Check that appliances are in working order
- Change your filter in your HVAC unit to make sure it is clean
- Check for Leaks under sinks

Key 2: Tidy up house and make access easy:

- This will immediately show that your home has been well maintained
- Clear space around mechanicals (HVAC, Water Heater, Electrical Panel, Garage Door Sensors).

Key 3: Create a binder of home maintenance documents

- Get a 3 ring binder and insert clear plastic sleeves into it.
- Organize your maintenance documents & permits in the sleeves to make it easy to verify maintenance. This diffuses inspection questions

Key 4: Check The Gutters and Roof

- Clean out gutters from debris that may have collected.
- Clean debris off of roof with a leaf blower
- Have vent cuffs that may have deteriorated repaired - very inexpensive fix & prevents leaks.

Key 5: Be Ready For The Inspector

- Inspectors tend to be right on time or 30 minutes early.
- So have your home ready in advance
- Do not wait until the last minute to tidy up or perform other recommended maintenance.

Key 6: Leave Keys and Passcodes

- Leave your keys accessible in your lock box

- Leave extra keys for other home related structures: detached garage, shed, pool house, barn, etc.
- Leave alarm codes or set unique alarm codes just for inspections.

Key 7: Septic Accessibility & Well Caps

- If you have septic, make sure all tank caps are accessible - this means you dig them out...don't expect inspector to dig for you...this may not happen.
- Follow septic inspector instructions...if they need tank pumped make sure you follow their directions for when pumper should arrive.
- Well Caps...also should be accessible.
- If you have a pre-inspection done on these elements make them available to the buyers and inspector (buyers may waive these inspections based on the timing or your pre-inspections).

Key 8: Be Courteous and Leave During the Inspection

- Take your pets.
- allow the inspector and buyer to talk freely
- Let your listing realtor be your eyes and ears during the inspection

Plan to stay away for **at least three hours**. Then, you can return home once the inspector or your selling agent informs you that the inspection is complete!

Being Prepared Helps Make These Go Smoother

It does not matter if it is a buyer's or seller's market – **these are just nice things and in many cases the right things to do.**

People respect pride of homeownership, and part of that is having a **smooth transaction** where you're respectful, conscious and courteous to the next potential owner of your home.

