

Get Your Home INSPECTION READY

Speed up your home sale by preparing your home ahead of time using the following tips. Your home's inspection will go smoother, with fewer concerns for the buyer to delay closing.



WORTHY HOME

INSPECTIONS

www.WorthyInspections.com

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Before Listing

- Complete your own walk-through. Go through the whole property and jot down anything you see, smell, or hear that could raise questions. For example, a musty smell or a loud heater can warrant additional examination just as easily as a wet spot on the ceiling.
- Check smoke and carbon monoxide detectors to ensure they're working properly and replace batteries. Smoke detectors should be installed in every bedroom and in all living areas. Carbon monoxide detectors should be installed in hallways common to bedrooms and on each level of the house.
- Perform minor repairs. Make a list of the items you are capable of repairing yourself and make time to complete them before listing your home. Replace cracked light switch covers, broken door knobs and locks, and patch nail holes. Outside, paint any exposed exterior wood, replace any broken or missing window screens, and clean out gutters and make sure they are in working condition.
- Trim trees that are close to the home so that any tree limbs are at least 10 feet away from the roof. Trim any shrubs that are close to the home. Vegetation can hide pests or hold moisture against the exterior, so they should be at least 5" away from your home's siding.
- Check toilets and plumbing. Make sure you have no leaking faucets, running toilets, and no standing water anywhere. Some of these issues may be a quick fix, like replacing a seal on a running toilet. For more serious issues, consult a professional.
- Be on the lookout for any signs of mold or mildew, especially in damp areas of the home. Mold is always a big concern for homebuyers, so any signs of it will need to be fixed before selling. If possible, re-caulking bathrooms is always a great idea.
- Clean or replace dirty HVAC air filters. They should fit securely. The inspector will test the HVAC system and a clogged filter can hinder performance.
- Replace any burned-out light bulbs to avoid a "light is inoperable" on the buyer's inspection report, which may suggest an electrical problem.
- Make sure all areas around the foundation are clear of debris and wood. These may be cited as "conducive conditions" for wood destroying pests.

Before Inspection

- Turn on all utilities. If the home is not being lived in, make sure the power, gas and water are turned on. Without utilities turned on the inspection will be delayed. It may take a few days for the utilities company to turn on service, so make this request well in advance. You also need to light all pilot lights in the home.
- Provide access to the entire house and property. Remove all items blocking access to HVAC equipment, electrical service panels, the water heater, attic and crawlspace. If any of these are hard to find in your home, leave a note with their locations. Make sure all areas are unlocked, including any exterior gates and out buildings.
- It's best to remove any indoor pets during the inspection. At the very least, secure them and tell your agent where they are in the home.
- Gather receipts and warranties. Create a folder of warranty and maintenance information. Proving when you last had the roof repaired or HVAC system serviced will show the home has been maintained well. Receipts can show the age of fixtures and appliances.
- Tidy up! Most buyers attend the inspection and you still want the home to be welcoming. Be sure the dishwasher and oven are empty as they will be tested by the inspector.

Helpful Hint:

Get a pre-listing inspection to help you sell faster, avoid surprises, prevent closing delays and ultimately save you money!