

SELECT INSPECT INSPECTION SERVICES

1924 Edgehill
Allen, TX 75013

(972) 678- 1014 office
Web www.SelectInspect.com
E-Mail Bruce@SelectInspect.com

Tips to Help Sell Your Home Faster & Easier*

When selling your home, you want potential buyers to be comfortable when viewing your home. Most home inspections will note at least some conditions that could easily and inexpensively be repaired/corrected. Sometimes a "lot" of little things can add up and make a buyer somewhat uncomfortable. Remember this is a very big investment for someone, as it once was for you. You want the buyer of your home to be comfortable with their purchase. Sometimes, the inspector will find more expensive repair conditions, and possibly potential or ongoing "concerns".

Some of these suggestions can often be done by a qualified homeowner, if you feel safe and competent doing so. If you have any concern or you are not trained to absolutely do the task correctly and safely, then you should hire a qualified tradesman to perform work that you may choose to have done. Some of the tasks are inexpensive, others may cost hundreds of dollars or more. At the least, this list can offer you a very small cross section of common things you may expect to be negotiated for repair after your home is inspected for a potential buyer.

*Make sure the attic access is accessible.

*Make sure all electrical panels, sprinkler controls, and garage doors are unobstructed.

*Keep pets secured out of the way or take them with you for the day.

*If you know something is damaged or inoperable, have it repaired before the inspection. This shows you are pro-active and not deferring maintenance.

ELECTRICAL:

1. Replace damaged outlet and switch cover plates. These are generally around \$1 or less per cover, and installation usually only requires a screwdriver.
2. Repair / replace any damaged / inoperable / loose switches or outlets. Make sure your exterior outlets are secured and weather-tight.
3. Repair / replace inoperable light bulbs or fixtures.
4. If the home has a Federal Pacific Electric (FPE) brand panel box (only found in some homes from the 1950s-mid 1980s), you may consider having an electrician examine the panel and recommend any necessary repairs. These panels have a history of failure and are widely considered to be inherently unsafe by design. As a property consultant / inspector, I always recommend these panels be fully evaluated by an experienced electrician prior to closing.

Visit <http://www.SelectInspect.com/links.htm> for articles and the Consumer Product Safety Commission (CPSC) opinion of the FPE panel.

HEAT & AIR:

5. Change or clean your air filters.
6. If applicable: take a look in the attic and at the gas appliances to make sure the flues are connected. These can be shifted or disconnected with roof traffic, high winds, or if roofing repairs have been made.
7. If your heating & cooling system has not had professional servicing in the past 3-4 years or more, consider having a "heating-ventilation-air-conditioning" (HVAC) company examine the system(s) and get them cleaned up and working great. Heat and Air is very important to homebuyers, and if there is not a history of servicing and some repairs are needed, potential buyers may become nervous that this will be a very expensive repair. In most cases, routine maintenance will extend the life of the system, and help avoid costly repairs in the long run.

PLUMBING:

8. If there are any leaky fixtures (sinks, toilets, bathtubs, etc) have them repaired. If there has been any damage caused by leaks or moisture, it could be more beneficial to have it professionally repaired before the sale, rather than trying to negotiate around it in your contract.
9. Toilets that run too long or consistently can add extra \$\$ onto your water bill. These can often be repaired simply with an adjustment of a screwdriver. If parts in the tank need replacement, these are often around \$10 or less, if you can do it yourself.
10. Toilets that are not secured to the floor can cause hidden leakage. Recommend a plumber examines this and repairs as needed.
11. If your water heater leaks or has corrosion, it may require repair or even replacement. Any unusual conditions should be examined by a plumber.

ROOF:

12. If you know you have any damaged or missing shingles or roof tiles, you might consider having a roof specialist examine and repair the roof before you put the home on the market. Have them also check for proper flashing and roof penetration points if you have this done.
13. If you have had significant hail in the neighborhood in the past few years, and more than a few of your neighbors have had roof replacement, (and you have not had your roof examined since) you may be unaware of some roof repair needs. Check with your insurance company or a roofing contractor. Many reputable roofers offer Free evaluations.

SWIMMING POOL:

14. If you regularly service and maintain your pool and or hot tub yourself or through a pool service provider, this should already be taken care of. If it has been a while, at least: clean your filters, the pool surface, and skimmers. You may consider having a pool service come and clean / service everything for you, so it can be documented.
15. Make sure any lights and GFCI and other electrical components are operating as intended and in safe condition.

EXTERIOR:

16. Recommend replacing any rotten wood trim or siding. This is conducive to termites, carpenter ants, and extended damage when not corrected.
17. Check to see that windows are not broken, and that they are caulked at the exterior perimeter.
18. If there are any areas that do not drain well (pooling water, eroded areas, water against or under the home); you should consider having this corrected. Poor drainage can cause foundation movement, and is attractive to pests including termites and other wood destroying insects.
19. Is the soil or landscape bark / mulch at or above the bottom of brick or siding? This is conducive to moisture intrusion, decay, and pests including termites. Grade level (soil & landscape material) should be about 4-6 inches below brick / stone; and 6-8 inches below wood based siding / trim. The grade should slope to drain water away from the home, rather than being flat or sloping toward the home.
20. Bushes that are overgrown and touch the home or grow onto the home are conducive to siding and mortar damage; and are conducive to termites and carpenter ants. Recommend keeping foliage trimmed so that it does not touch the home. Six inches of clearance is a minimum recommendation for plants, ivy and small shrubs; ideally five feet for trees.

INTERIOR:

21. Inspectors are not required to move any personal belongings to access, inspect, or test sinks, bathtubs, showers, water heaters, etc. Recommend not storing items in

sinks or bathtubs, or in front of water heaters, fireplaces, or other appliances and mechanical closets that should be inspected. Some inspectors will move some items at their discretion, others will move nothing, and report that the item / area was inaccessible and not inspected.

- 22.If the home is pier & beam, be sure to remove items from over the access such as storage, clothing in closets, furniture, appliances etc. The crawl space is an important part of the foundation that should be readily accessible for inspection.

OTHER:

- 23.Exterior doors, garage doors, and gates should be accessible for inspection and operation. If a key is needed to open these doors / gates, it is helpful to leave the key(s) in the kitchen with a note to their location / purpose. Competent inspectors will ensure that the home is secured how they found it, prior to leaving your home.
- 24.If you have an active monitored security system, it is helpful to notify your agent of the code, so that only authorized persons (showing agents, scheduled home inspectors etc) have ability to reset your alarm when departing the property.
- 25.If there is a concern with a component or area of the home and you wish to not have a particular item operated or moved, leave a note in the kitchen for the agents, inspector, and buyers.

Example: You have a sink faucet or dishwasher that leaks below or behind the unit(s) and you have arranged for someone to come and repair it- Let visitors know that repairs have been arranged, and ask that they not operate the item, as this could create a spillage issue and possible water damage.

This list has been compiled of conditions regularly found during home inspections, that if corrected, maintained, or repaired prior to the inspection, can help make your potential buyers at least a little more comfortable with the inspection, and with your home. This could make them less apprehensive about maintenance issues and repair needs; no one wants a "Nervous" buyer.

In all cases other than routine normal home maintenance, it is recommended that a specialist in any given field is contracted to perform work on components of the home that could be dangerous, or where improper workmanship could result in unsafe conditions, additional repair needs and expenses, and or lowered value of the components/property. This includes moderate to significant electrical, heat and air, plumbing, drainage, and structural items.

Select Inspect does not guarantee or imply that by improving/correcting these items, your property will sell within a certain time frame, or for a profit, or to a specific type of clientele. This document is intended to aid in making the inspection process and reporting less cumbersome, and therefore creating an environment that would likely be more appealing to potential homebuyers.

This listing in no way represents the extent of items that would be addressed in a professional home inspection performed for a real estate transaction, as the real estate inspection process is much more inclusive, detailed, and time consuming. If you are interested in having us provide a "pre-listing" inspection service, please call our office 972-678-1014 for more information.