



Prepping for a Home Inspection

Let the love grow.

Know Your Home

541-469-9513



Buyers are in love with your home.

It's serious and they're ready for a long-term commitment. Take time now to prepare for the home inspection and *let the love grow!*

Prove your home is worthy of their love by having it ready before the home inspector arrives. You've grown accustomed to your home; you know its secrets and are content to live with them. Step back and take a fresh look. Walk out the front

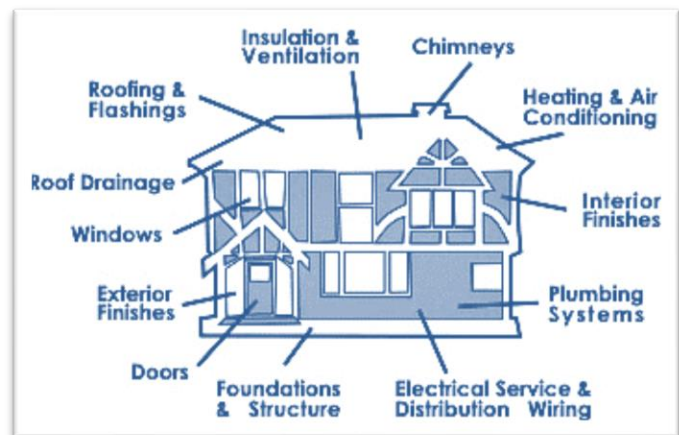
door, turn around and go back in. Look at your home through new eyes. What do you see?

Go beyond eye-level – look at the walls from floor to ceiling. Look under sinks and inside cabinets. Look closely at the appliances, inside and out. Check the condition of the paint, wall coverings, and caulking. Pull and push handles and open and close doors. Check locks and take a close look at the outlet covers. Do you see things that could tell a buyer you've taken your home for granted? If so fix them. Do faucets shut off all the way? Do the windows open and close? Change the furnace filter and clean out the gutters. You may be moving on, but you still love your home – show you do and keep this new relationship strong!

So, is a home inspection like relationship counseling?

Uh. No. A home inspection covers many things, including the home's major systems – such as heating and cooling, electrical, structural, and plumbing. Consider having those systems serviced by a professional before the inspection. Proof of recent maintenance to give your buyer is a huge plus!

The inspector will also look outside – at the walls and trim, the roof, driveway, and walkways. Check your deck. If it feels shaky or there are loose railings have a professional check it.



Remember your pets too. Not just the dog and cat but pets like snakes, birds, or tortoises. You don't have to remove them from the home, just secure them and tell the inspector. He or she will know to not test the noisy smoke and carbon monoxide alarms or let the tortoise out.

Here's how to start

Get our *Seller's Inspection Checklist*. It doesn't include everything an inspector could look at but, as you follow the list through your home, you'll likely notice things that aren't on the list. And, if you aren't sure about something call *Wild Rivers Inspections*.

Remember – a home inspection is not pass or fail. It's an opportunity to correct what you can and to plan on what to address by closing. Being aware and communicating to buyers your knowledge of your home's condition is the surest way to help your buyers *know their home!*