



## Getting your home ready for inspection

### Simple

- Vacuum and wipe down your boiler, furnace and water heater. The better they look, the less concerns buyers have.
- Install any missing outlet, switch or junction box covers.
- Sweep or vacuum out the fireplace. Consider having it cleaned and inspected by a professional chimney sweep. Inspectors typically do not evaluate fireplace flues and having this done may remove doubt.
- Install new toilet seats.
- Install working bulbs in all light fixtures and lamps. A burned out bulb may lead a buyer to believe something is wrong with the homes wiring.
- Install missing hardware on doors and windows
- Small cracks (under 12" in length) can be temporarily repaired by applying a small bead of silicone caulk along the crack.
- Tighten your toilet to the floor.
- Tack up any loose, or dangling Romex type wiring, typically found in the basement
- Remove the cobwebs throughout the basement and sweep the floor. Paint the floor drain grate/cover.

### Moderately difficult

- Repair any dripping faucets or leaking pipes.
- Replace missing or damaged locks on doors
- Replace any broken or cracked window panes.
- Prime and paint stains at ceilings and/or walls. Water entry is one of the biggest concerns buyers have. Although you must disclose the water entry, seeing the stain or damage is different than reading about it.
- Caulk and grout your tub and shower surrounds. Clean mold or mildew if it exists.
- Scrape and paint any peeling or blistering paint.
- Basement windows are often in disrepair. Repair or replace to set your home apart.
- Install handrails where missing or needed. Tighten or secure loose handrails.
- Install smoke and/or combination smoke and carbon monoxide detectors at each level of your home.
- Have your furnace or boiler serviced and checked

### **More difficult**

- Replace any damaged or non-functional outlets, switches or fixtures.
- Purchase an outlet tester for \$5-10 and test your outlets. Have improperly wired outlets repaired or replaced
- Install GFCI protection at all bathroom, kitchen, exterior and garage outlets.
- Replace any rusted or corroded water piping
- Replace an old, rusted or leaking water heater
- Re grade the dirt around the exterior of the home so that it pitches away from the home
- Patch cracked or damaged concrete on steps or sidewalks
- Replace any rotted exterior trim.
- Repair (tuckpoint) missing or damaged mortar at chimney or exterior brickwork.
- Prepare and paint your basement foundation walls and/or floor. Painting can transform a dark, dirty basement into a space where buyers will actually see themselves spending time
- Detached garages are often in disrepair. Repair or replace siding, trim, doors or slab to set your home apart.

If your city requires an inspection, click [here](#) to get detailed information about what corrections your city requires.

For a complete inventory of your homes condition utilize our SureList Inspection Program.

**Call 952-707-1111 for quality service**