




Tips:




Do not attempt major repairs such as roof, electrical or plumbing on your own. Enlist the help of a trained and licensed professional.




Older urban homes are often faulted during an inspection for electrical, heating and plumbing problems. If your home is fifteen years old or older, pay particular attention to these areas during your preparation.




Evidence of poor maintenance on the interior of the home is often considered during the inspection process. Regular maintenance and care will go a long way in protecting your home's market value and facilitating an easy home inspection.



Don't overlook your appliances! Inspectors will check to make sure all kitchen appliances are in good working order.



Keeping the home free of water and excess moisture will help prevent many of the common issues found during an inspection.



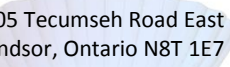
Give yourself a competitive edge by consulting an inspector *before* listing your home.

A preliminary inspection will give you direction when deciding what pre-sale improvements and repairs to make. Favorable inspections are also valuable sales tools. Call me for an up to date list of reputable inspectors in your area!



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10 Steps to a Favorable Home Inspection





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Steps to a Favorable Home Inspection

For most, a house is the biggest investment one will ever make. Home inspections help to provide buyers with all the facts needed to make this life changing purchase. As an independent third party, the opinion of an inspector is perhaps the most trusted by home buyers. With a bit of advanced preparation, you increase your chances of winning the inspector's stamp of approval.

1. Improper surface grading and drainage is the most common problem found by home inspectors and is often to blame for damp basements and crawl spaces. Walk the perimeter of your house after a heavy rain or while sprinklers are on. All water should drain freely away from the home. In areas where this is not the case, re-grade the soil so that it slopes down and out. Lay sod in areas where there are no gutters, to prevent re-graded soil from being washed away.
2. Clean debris from your gutters and repair broken or rusted lengths. Attach extensions at the bottom of downspouts to help water drain away from the home.
3. Inspect the roof for broken, loose, or

missing shingles. Repair and replace as needed to prevent a leaky roof.

4. Remove and replace rotten caulking and old weather stripping around windows and doors.
5. Check flashing around the chimney, roof stacks, vents and skylights to ensure they are guarding against leaks. Repair dysfunctional flashing.
6. Prune back tree branches that hang over or touch the house.
7. Have your heating system professionally serviced to ensure optimum performance. Make sure the controls are working properly.
8. Examine pipes under sinks and in basements for signs of leaks. Fix any leaks you may find if you are qualified, otherwise hire a professional. If your home is old and the pipes have not been updated, consider having new pipes installed to bring the home's plumbing up to standard. Even if they are not leaking, many inspectors take issue with aged pipes.



9. Have your chimney professionally cleaned. Blocked chimneys pose a severe fire risk and, according to a recent survey by the Canadian Association of Home and Property Inspectors, it is one of the most common issues uncovered during the inspection process.
10. If you often experience a tripped circuit breaker or shorted fuses, you have a wiring issue that needs to be addressed. Not only is it a danger to you and your home, it's a sure way to fail a home inspection. Contact a professional electrician to trouble-shoot the issue and repair the wiring. Do not attempt repairs on your own unless you are a trained professional.

