



HOW TO PREPARE YOUR HOME FOR A HOME INSPECTION

HELLO,

Accepting an offer is just the 1st step in selling your house. Next, you will be negotiating the **CONDITION**. Navigating the home inspection is key to closing the sale. Here are some helpful tips to better prepare for it.

WANT TO BE PRO-ACTIVE?

You can discover & address needed repairs ahead of time by having your home **PRE-INSPECTED** by the Experts. Here are some **KEY BENEFITS**:

-  **SAVE \$\$:** Choose **WHAT** items to fix & **WHO** does the repairs. Disclosed items will be part of the purchase contract.
-  **AVOID POTENTIAL LAWSUITS:** Doing a pre-inspection sends a clear signal that you're not trying to hide anything.
-  **SAVE TIME:** Addressing repairs ahead of time saves you valuable Days-On-Market.

Ready to schedule? Call **HOME EXPERTS OF INDIANA!**

 CALL OUR OFFICE:
317-933-1000

 www.homeexpertsofindiana.com
24/7 ONLINE SCHEDULER

DID YOU KNOW?

88% of all defects found in home inspections are the result of deferred maintenance.

Before you leave home 

DECLUTTER

Remove anything blocking access to water tank, furnace, electrical panel, attic door or crawl space access points. If inaccessible, you could be charged a re-inspect fee.

CLEAR WATER AREAS

Water will be run in all tubs, showers, and sinks. Make sure they are empty and able to be inspected. Clear any debris from drains. Remove items under sinks to allow access to pipes.

TURN OFF ALARMS

Turn OFF the alarm system before the inspection and reset alarm after.

UTILITIES ON & PILOTS LIT

Make sure all utilities are on an inspected. Pilot lights for water heaters, gas stoves, gas fireplace, etc. should be lit and able to be tested.

CLEAN & REPLACE ITEMS

Clean or replace HVAC filters & air returns. Clean out debris from gutters/ downspouts to ensure proper function. Make sure all light fixtures, switches, and outlets are working properly. Test smoke detectors and replace batteries if needed.

