

HOMEPRO REPORTER

INSPECTION TIPS FOR VENDORS

HELPFUL INFORMATION

- Leave the keys.** Crawlspace & basement doors, garages, sheds and workshops all may require additional keys. Leave the keys, labeled if possible, in a convenient location (i.e.: kitchen counter).
- Location, location, location.** If possible, leave a note or diagram indicating the location of hidden or underground components and systems (i.e.: main water shutoff, septic tank & field, well, etc.).
- Make maintenance information available.** Most purchasers will appreciate receiving copies of recent servicing invoices for furnaces, boilers, water treatment systems, septic systems, wells, etc.
- Clean the septic tank and post the receipt on the water heater or some other conspicuous place.** If comments about the condition of the tank can be included, so much the better.
- Label water shutoff valves.** Labeling water shutoff valves such as main, irrigation, hosebib, etc. will reduce the possibility of a stranger who is unfamiliar with your home turning the wrong valve on or off.
- Provide a note or diagram indicating the location of sprinkler zones.** This will assist the inspector or purchaser to test the system and give the impression of a well maintained system.

ELECTRICAL

- Label the breakers on the electrical panel.** Many people ask if it is done.
- Test G.F.I. plugs and breakers, and replace if necessary.** These often fail and can be a major safety concern (most manufacturers recommend testing monthly).
- Uncover hidden electrical panels.** Removing posters, paintings, mirrors etc. that are hiding an electrical panel will improve access and reduce the possibility of damage to these coverings.

FURNACE

- Change furnace filter.** This will make the furnace perform better and make the house feel more comfortable.
- Clean the fan in the furnace.** This will make the furnace perform better and make the house feel more comfortable.
- If there is a humidifier on the furnace, clean it.** This not only makes the furnace area look cleaner, it can improve your health.
- Write the date on the side of the furnace filter to remind you when you last changed it.** Good maintenance helps furnaces last longer.



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INTERIOR

- Test smoke detectors.** Not only does this make the house safer but makes it feel well maintained.
- Remove personal articles that block access to the attic hatch.** Often the attic hatch is in a closet, removing personal articles improves access and reduces the chance of damage.
- Replace burned out light bulbs.** This makes the home seem well maintained and improves access to dark basements, crawlspaces, etc.
- Leave gas fireplace pilot lights on.** Some gas fireplaces are difficult and time consuming to light, leaving the pilot light on may eliminate an unnecessary service call if the fireplace can not be run during the inspection.
- Empty the cat litter box.** Many people are turned off by the smell and, even if you don't notice it, lots will.
- Clean away spider webs and rodent droppings.** Although some homes are visited by spiders and mice from time to time, many people have a strong aversion to these unwanted critters.
- Having a fish tank in a house with hardwood flooring helps to keep the floors stable.** It also helps to calm the kids.
- Operate all windows in the house, clean and lubricate any to make them open and close smoothly.** Free any stuck windows.
- Replacing failed window panes (foggy or cloudy between the panes) is not expensive.** It looks better and clears the view to the sold sign that's going to be on the house.
- Caulk the intersection of the wall protection and the bathtub.** Whether it's ceramic tile or a vinyl surround, redo the caulking. This will reduce water penetration into the walls and make the house feel well maintained.
- Run the bathroom exhaust fans for a couple of hours before an inspection.** This helps the air in the house smell fresh.
- To check a bathroom fan.** Hold a piece of toilet tissue up to the edge to see if there is any draw. Vacuuming it doesn't hurt once in a while either.
- Install bathroom fans on timers to exhaust excess humidity after the shower is over.** It only takes 15 minutes to clear the air.

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EXTERIOR

- Clear old lumber and forgotten articles from the crawlspace.** This makes access easier, the crawlspace look cleaner and the house feel more pleasant.
- Extend the downspouts to drain water away from the house.** This reduces the chance of water seepage into the basement.
- Clean the eavestroughs.** This will reduce the chance of the eavestrough leaking onto the sidewalk.
- Adjust the grade of the landscape to drain away from the house as much as possible.** This reduces the chance of water seepage into the basement.
- Clean out exterior drains.** This may help eliminate puddles on sidewalks & driveways and reduce the likelihood of water seeping into basements and garages.
- Trim overhanging branches.** Trees overhanging houses can deposit leaves and needles onto the roof and into eavestroughing. Shade produced from these trees can encourage moss growth and in strong winds, branches can damage roofing and siding.
- If the roof has pine shakes or shingles,** inspect it regularly for signs of deterioration. Pine shakes and shingles can be prone to premature failure.
- Keep your pool well fenced.** They are a magnet for small and large children, and if not protected by fencing and a secure gate could be subject to misuse and possible accidents.
- In the winter,** remove all snow and ice from walks and driveways. Falls are common in the winter, and can severely test your homeowners insurance.
- Use salt sparingly on your icy walks.** It is very damaging to concrete. The newer ice melters are easier on the concrete, and also work at lower temperatures.

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