

## How can you reduce the stress and aggravation when selling your home?

Have your home inspected *before* listing it for sale. With a pre-listing inspection you can avoid any surprises and take care of any issues before your house goes on the market.

Problems discovered during the inspection can cause serious setbacks, potentially discouraging buyers or giving them the opportunity to renegotiate or cancel the contract.

FOR MORE  
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Preparing  
Your Home  
For A Home Inspection





# PRE-INSPECTION CHECKLIST

Selling your home isn't the best time for surprises. With this checklist, you can be better prepared for your upcoming home inspection and make sure the process is as smooth and stress-free as possible.



## ROOFING

Check that the roof is in good condition. Some issues, such as hail damage, may be covered by your insurance. A new roof is a HUGE plus for potential home buyers due to the high cost of repair or replacement.

## HANDRAILS

Stairs with three or more steps need to have a handrail, for obvious safety reasons. Appraisers and inspectors alike are required to note any violations. Take a walk around your property to check for any damaged or missing handrails.

## ELECTRICAL

Install covers on any open electrical boxes and secure or remove any exposed wiring. Do not attempt these repairs on your own. Consult with a professional electrician.

## CHIMNEY

Check for deteriorating mortar joints, cracked or loose bricks, other indications of damage, and loose or damaged flashing. The cost of chimney repairs can add up quickly.

## OVERHEAD DOORS

Overhead garage doors must have an automatic safety feature which prevents the door from closing if it is obstructed, or if something passes beneath as it is closing.

## PLUMBING LEAKS

Check the plumbing for leaks, which can be an indication of larger problems. Plumbing leaks are generally a simple fix that any plumber, and most general contractors, can repair.

## PEELING PAINT

An appraiser's favorite, peeling paint is frowned upon for most lenders due to the possibility of lead paint. All exposed wood or peeling paint should be sealed, both interior and exterior.

## STORED ITEMS

Clean out storage. It can look suspicious if the inspector doesn't have clear access to these areas. Clearing out these spaces can also increase your property's appeal. Call a local junk removal or storage company for assistance.

## MOLD

Mold indicates a moisture problem and can cause serious health problems. Check for staining in attics, basements, and under plumbing fixtures. Talk to one of our Licensed Mold Assessors for proper remediation.

## APPLIANCES

Appliances that are disconnected from water, power, oil, or gas cannot be turned on by the Home Inspector. This is a Standard of Practice for Inspectors and Realtors. All appliances should be working properly, and abandoned appliances should be removed.

## FURNACE

Furnaces do occasionally leak and wear out over time. Having your furnace serviced will ensure the reliability of the system and provide you with the paperwork to show buyers. The furnace should be serviced if it has not been within the past two years.

## GROUNDS & EXTERIOR

Clear overgrowth away from the house. Check for trip spots on sidewalks, a common liability concern. Retainer walls should be free of loose stones or blocks and rotted wood. Make sure the siding, trim, and soffit are secure. The house number should also be visible from the street.