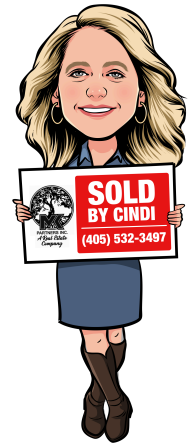


Fix it Now or Pay More Later

A Checklist of Small Repairs that Home Sellers Should Make Before the Official Inspection

Selling your home? Smart move getting ahead of the inspection! These small fixes can make a huge difference in your final sale price. Let's get started:



The Checklist

Here are 12 fixes that can prevent inspection negotiations from costing you big money:

1. Replace burnt-out light bulbs (\$5-\$10): Buyers want to see everything. Burnt-out bulbs suggest neglect. Replace them all!
2. Tighten loose doorknobs and cabinet pulls (\$0): Grab your screwdriver and go to town! It takes seconds and shows attention to detail.
3. Re-caulk tubs and showers (\$10-\$20): Old caulk is unsightly and signals potential water damage. Fresh caulk makes a world of difference.
4. Replace or clean dirty air filters (\$5-\$15): A clogged filter impacts HVAC efficiency. A new, clean filter is always appreciated.
5. Repair leaky faucets (\$5-\$20): Dripping faucets waste water and suggest plumbing issues. Usually, it's just a washer that needs replacing.
6. Secure loose toilets (\$0-\$10): A wobbly toilet is unsettling. Tighten the bolts at the base. If that doesn't work, a new wax ring is cheap and easy.
7. Clean gutters (\$0 or \$20-\$50 for professional cleaning): Overflowing gutters can cause water damage. Clear them out!
8. Add extension to downspouts (\$10-\$20): Ensure water is directed AWAY from the foundation. Simple extenders prevent water damage concerns.
9. Trim overgrown landscaping (\$0): Overgrown bushes can hide foundation issues and pests. A little trimming goes a long way.
10. Install carbon monoxide detectors (\$20-\$40): Safety first! Make sure you have working CO detectors on every level.
11. Ensure smoke detectors are working (\$0): Check batteries or replace if needed. Buyers will test these.
12. Touch up paint where needed (\$20-\$50): A fresh coat of paint can work wonders on things like trim with scuffs and scratches.

Cindi's Pro Tip!

Eliminating these small issues keeps the inspection report clean. A cleaner report protects your price and avoids unnecessary negotiations. It shows you care about your home and are proactive in its maintenance!

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