

# Pass Your Inspection

11 Things Home Sellers Need to Know to Pass Their Home Inspection





When you're preparing to sell your home, the home inspection can feel like the biggest hurdle between you and the closing table. But with the right preparation, it doesn't have to be stressful. Here are the key things every seller should know to help the inspection go smoothly, avoid surprises, and protect your bottom line.

## **1. Buyers Expect Safety First**

Inspectors always start with safety issues—smoke detectors, carbon monoxide detectors, proper electrical grounding, missing handrails, and tripping hazards. Fixing these beforehand is inexpensive and creates a strong first impression.

## **2. Roof Condition Matters More Than You Think**

Roofs don't have to be perfect, but they do need to be functional. Missing shingles, signs of leaks, or soft spots in the attic will raise red flags. A quick roof tune-up can save thousands in repair requests later.

## **3. HVAC Servicing Speaks Volumes**

Buyers want to know the home has been maintained. A serviced, clean HVAC system with a fresh filter instantly builds confidence and avoids questions about age or efficiency.

## **4. Water Issues Are Inspection Killers**

Even small leaks—under sinks, around toilets, or at the water heater—become big concerns in an inspection report. Address them before the inspector does.

## **5. Electrical Problems Stand Out**

Loose outlets, missing outlet covers, outdated panels, or double-tapped breakers are common findings. A licensed electrician can quickly resolve most issues.

## **6. Plumbing Should Run Smoothly**

Slow drains, low water pressure, or running toilets are simple fixes that eliminate unnecessary negative marks in the report.

## 7. Keep the Attic and Crawlspace Accessible

Inspectors must access these areas. Clear out boxes, move stored items, and ensure doors and hatches open easily. Making the inspector's job easier results in a more favorable outcome.

## 8. Exterior Maintenance Counts

Rotten trim, dirty gutters, standing water, or missing caulking are easy to fix and show the home has been well cared for.

## 9. Appliances and Fixtures Should Function Properly

Inspectors check everything: ovens, dishwashers, lights, fans, windows, doors, and garage doors. Make sure all are working, or buyers may think the home has been neglected.

## 10. Documentation Helps You Win

Keep receipts, warranties, and service records handy. When you can prove your home has been maintained, it prevents doubt and sets your home apart.

## 11. Cleanliness Makes Inspections Feel Easier

It doesn't affect the structural condition, but a clean, orderly home makes the inspection experience smoother and suggests the property has been well cared for.

## Finish Strong with Our Certified Pre-Owned Home Guarantee

At Your Home Sold Guaranteed Realty – Heritage Oaks, we take the guesswork out of the inspection process. When you list with us, you can take advantage of our Certified Pre-Owned Home Program, which includes:

- A pre-listing home inspection
- A warranty on major systems and appliances
- A detailed property report for buyers
- Our Guarantee: Buyers get peace of mind knowing your home has been inspected, repaired, and certified before it ever hits the market.

This guarantee lowers buyer stress, increases trust, reduces repair negotiations, and helps your home sell faster and for more money.

