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## How To Pass Your Pre Purchase Building Inspection

### Before the Home Inspection

You should do everything you can to get the house in good condition before you attempt to sell it, but don't be discouraged if the inspection report contains a few negative statements. Home inspectors make note of everything they see.

Remember that the home inspection report is not meant to be a laundry list of defects for the buyer to try and renegotiate the price.

A Good home inspection report will confirm exactly how good the house really is, and in most cases the buyer only wants confirmation they are buying a good property.

By making some basic inexpensive repairs you will dramatically reduce the chance of your buyer pulling out of the deal.

Your contract may also state that you are under no obligation to make any repairs at all however your repairs will minimise the excuses of the buyer to withdraw from the contract. Don't feel you must comply with unreasonable demands for repairs.

### Inexpensive Maintenance:

- Clean gutters of debris, repair or replace leaking gutters.
- Divert water away from the house e.g. repair downpipes, grade slope away from the house.
- Trim trees roots and bushes back from foundations, roof and walls.
- Paint all weathered exterior wood and seal around windows and doors.
- Seal asphalt driveways.
- Repair or point masonry and joints.
- Have heating, ventilation, and air conditioning systems professionally serviced.
- Test all smoke detectors.

- Repair and weather seal all windows and doors so that they are operational.
- Repair all plumbing fixtures, toilet, bath, shower, and sinks of leaks.
- Ensure that the sump pump is operational, clean and inspect the condition of the pit.
- Replace light bulbs and broken light fixtures.
- Remove rotting wood from contact with the house.
- Seal all exterior wall penetrations.
- Check that the underfloor space is dry and well ventilated.
- Check that vents are clean and operational.
- Remove paints, solvents, gas etc. from the underfloor space.
- Check that toilets are secure to the floor and not cracked or leaking
- Ensure clear access to the roof void, sub-floor crawlspace, and garage.



### Attention to Detail:

- Tighten loose door knobs, latches, catches and hinges.
- Replace damaged screens.
- Replace broken panes of glass.
- Secure and repair loose fencing, gates and rails.
- Patch and repaint small holes in walls and ceilings.
- Repair or replace faded or peeling wallpaper.
- Repair and coat the driveway, Event a pressure clean will make a difference

## Safety Precautions:

- Install good quality smoke detectors.
- Ensure electrical safety switch is installed.
- Ensure pool fencing compliance.
- Ensure adequate outdoor lighting.
- Keep stairwells and doorways tidy and free of debris and obstructions.
- Keep flammables and combustibles away from utility areas.
- Ensure that the garage door is operational.

## Cosmetic Improvements:

- Keep the lawn mowed and the house tidy.
- Clean exterior walls and wash windows.
- Open shades and curtains to create an inviting atmosphere.
- Pay attention to cleanliness and comfort of kitchen and bathrooms.

## Prepare for Your Buyer's Inspection:

It's a good idea to assemble your various house certificates, warranties, and receipts that can be used to answer your buyer's questions:

- Appliance receipts service records and warranties.
- Information on the age of major components e.g. roof coverings, air conditioning.
- Major component warranties.
- All certification records.
- Heating, water, power, and rates bills for the past 12 months.

## Mold & Mildew:

Mildew and mold stains and odours signal moisture and can scare buyers because moisture deteriorates building materials and attracts timber pests. The Inspector will be specifically looking for moisture and will use a moisture meter to determine how much is present.

Most foundation "leaks" are a result of poor drainage that funnels water towards foundations. Gutters need to be cleared so that rainwater flows unimpeded toward downpipes instead of spilling over gutters to pond around the base of the property.

## Roofs:

Deteriorated roof coverings are one of the first things inspectors notice. If the elements underneath the covering are moist or rotted, significant repairs could be required. Ensure that flashings are watertight, and mortar and bricks are in good condition.

## Plumbing:

Fix leaks long before the inspection takes place. The inspector will check water pressure by turning on multiple taps and flushing toilets at the same time. He will also check showers for waterproofing by running them for about 10 minutes. The inspector may also run the dishwasher.

The home inspector might check the septic system. One method uses dyes that are flushed down. The inspector waits to see if the dye surfaces on top of the septic drainage field, which would indicate a drainage problem.

If you have water tanks, ensure the tank is clean and the inlet filter is in place, check the condition of the tank stand and pressure pumps.



## Other Important Checks:

The Inspector will ensure that smoke detectors and safety switches are in place. Whether it's a Pre-Sale or Pre-Purchase Inspection, it's best to be thoroughly prepared.

## Clean Your House:

This sounds so simple, yet is often overlooked. A clean home may be an indication of its maintenance.

## **De-Clutter Your House:**

So that the Inspector can effectively and efficiently conduct a thorough inspection he will need to be able to freely access all rooms to inspect walls and the floor. This means that you should minimise all obstructions including locked or inaccessible areas - move the car out of the garage, take the dog for a walk, ensure that no one is sleeping or occupying a room. Rooms should be de-cluttered of clothes and other personal items, boxes, prints and posters on walls, rugs lifted, and heavy furniture moved away from walls.

## **Be On Time Because the Inspector Will Be:**

If an inspector makes an appointment with you for 9:00 a.m., have the house ready for inspection at 8:30 a.m.

## **Provide Unrestricted Access to Roof Space, Sub-Floor, and Garage:**

The inspector will need to get into roof spaces, sub-floors, and garages. Make sure these are unlocked and accessible. Move boxes and storage items away from the walls and do not park your car beneath access holes. Ensure everything is unlocked.

## **Clear Away Brush and Debris from Exterior Inspection Points:**

Cut down dead tree branches and clear brush from foundations. Move trash cans away from the house.

## **Provide Repair/Renovation Documents:**

Make available all invoices and certification documents regarding remodelling projects or new items.

## **Prepare to be Away for 1-2 Hours:**

Often the buyer will accompany the inspector, and may feel uncomfortable asking questions if you are present. Try to schedule a time for the inspection when you, your children, and pets can be out of the house.

Please ensure dogs are securely tied up to allow the inspector access to all parts of the property

## **Summary:**

This guide has been written by expert independent property inspectors to help you show your property in the very best possible light when it inevitably comes under the scrutiny of the inspector and to help you sell your home.

For further information please call 1800 17 88 22 or email [info@ipi.net.au](mailto:info@ipi.net.au).

