



NEWSLETTER



Avoid some of the most common inspection issues

Here are 8 things that as an inspector I feel make sense for a seller and listing agent to be aware of when selling a house because of the potential issues they may cause. Talking about these things with your seller in advance may be beneficial. I realize this is extremely condensed and I would be happy to elaborate on any thoughts/questions you may have. Just reply to this email or give me a call.

- Roof leaks - fix it, repair, or replace.
- Aluminum wires – hire an electrician. Repair if needed (pigtail).
- Possible Asbestos – consult with a removal contractor. Depending on type, do nothing, encapsulate, or remove.
- Mold - remove it, get a dehumidifier.
- In-ground oil tank - convert to gas, and/or abandon tank. Or disclose in advance.
- Basement water leaks - fix it. Check gutters and leaders, get a water proofing contractor if needed.
- Old HVAC - consider updating, or disclosing upfront, or do nothing.
- Get a termite inspection and annual contract/guarantee. Treat if needed.

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