



NEWSLETTER



SHOULD THE SELLER BE PRESENT DURING AN INSPECTION?

Usually sellers leave on their own before the inspection, often at the suggestion of the listing agent. Most inspectors are fine either way, whether the seller is there or not.

We feel that it is better for all concerned if the seller is present. Why? Because there are often questions that can easily be answered by the seller if they are present. For example, we can't get the gas fireplace to operate because we can't find the remote control. The seller knows exactly where it is and can turn it on to demonstrate that it functions. Sometimes there are multiple thermostats throughout the house, some of which are air conditioning and some of which are heat. The seller typically knows exactly how they're set up.

Let's say there is a stain on the ceiling that may be a plumbing leak. We ask the seller who explains that yes, there was a leak, but they had a plumber fix it. There is a depression in the yard which looks like it may be a cesspool issue, but the seller explains that they had a tree stump removed. We suspected inground oil tank because oil feed lines go through the foundation wall near the boiler. The seller explains that they had the oil tank abandoned and they have the paperwork. We see signs of old termite damage; the seller explains that they had it treated and it's under guarantee.

Sometimes there are issues that we discover that the seller wasn't aware of, for example a leak developing in the water heater. We bring it to the seller's attention, and they get a new water heater because we explained that it could get worse quickly and even flood.



Professional Property Inspections

If the seller is not present, all these questions will likely end up in the inspection report which can make the report longer and more concerning than it needs to be. Conversely, if all the questions are answered during the inspection it's better for the seller, the buyer, and the agents! We regularly see transparency between the buyer, seller, and agents. Often, everybody leaves the inspection on the same page, which is obviously a good thing!

These are just our observations over the years for your consideration.

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