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### How To Pass A Home Inspection

Are you selling your home and have the jitters; concerned that your home will not pass the inevitable home inspection that looms on the horizon? If the answer is yes, this article is for you!

In short, here is one tried and true remedy - preparation. Just as with any other "test", you must prepare. Trying to hide or cover up issues is no way to sell a home. Repairing the deficient items or making monetary concessions with the

buyer are the only responsible actions.

Aside from being morally wrong, attempting to hide or cover up problems with your home can decrease or eliminate the trust factor between you and your potential buyer. That can be one sure fire way to ruin the sale of your home!

### Failing A Home Inspection

Now with that out of the way, let us dispel a myth so-to-speak: Homes do not pass or fail a typical home inspection. The home inspection that we will discuss in this article is not a code inspection. Code inspections are generally performed when the house is being constructed or having major renovations performed.

Home Inspectors look for items that are installed incorrectly, that may be potential health or safety issues, or any number of other deficiencies in the major system of a home. The home inspection is typically a non-invasive and visual inspection. What the inspector cannot see (such as behind walls or beneath the ground) is not inspected. The home inspection gives the customer a better picture of the structure's overall health.

The typical home inspection is conducted after a buyer signs a purchase agreement. The buyer is the home inspector's client. The buyer or the buyer's real estate agent will arrange a time that the inspector can view the home to perform the inspection. After the inspection, either on site or a day or so later, the home inspector will submit a report of his or her findings to the client. These findings, if severe enough, can kill a potential sale.

It only makes sense to identify potential issues before they are a "surprise" to everyone. A Pre Listing Home Inspection is a wise investment for the seller and also an act that shows the buyer you have done your homework. A Pre Listing Home Inspection is money well spent!