Graphic guide to

getting your home ready for a home inspection



Lucas Kirschenbürg

First Edition

Hello!

Dedicating my life to managing a thriving home inspection company and custom home building firm has been my lifelong passion. I am Lucas Kirsch, a proud husband to a very patient yet stubborn wife and a father to a beautiful little girl.

This concise guide is devoted to the art of getting a home ready to sell. Whether you're a homeowner seeking practical insights, or a realtor looking out for your client this manual is tailored just for you.

Crafted to lead you through the process with clarity and simplicity, this guide provides insights on how to get your property ready to sell so you can move on to the next adventure.

inspectagram.io

dia-gram.

by lucaskirschenburg.

Do me a solid, this stuff was a grind to make ;)

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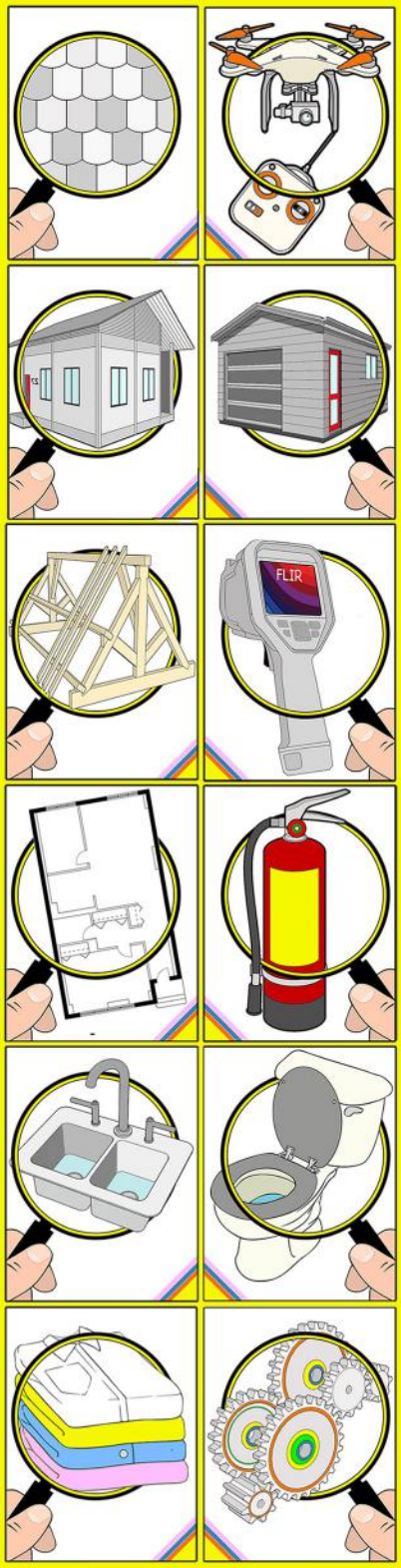


Despite our attempts to navigate the labyrinth of building codes & suggestions mentioned in this riveting piece of literature, it's time for a reality check - there's no one-size-fits-all in the world of blueprints & hard hats.

So, it's probably a good idea for you consult local codes & building departments to ensure compliance in your specific location.

Contents

A satisfied customer is our only business strategy

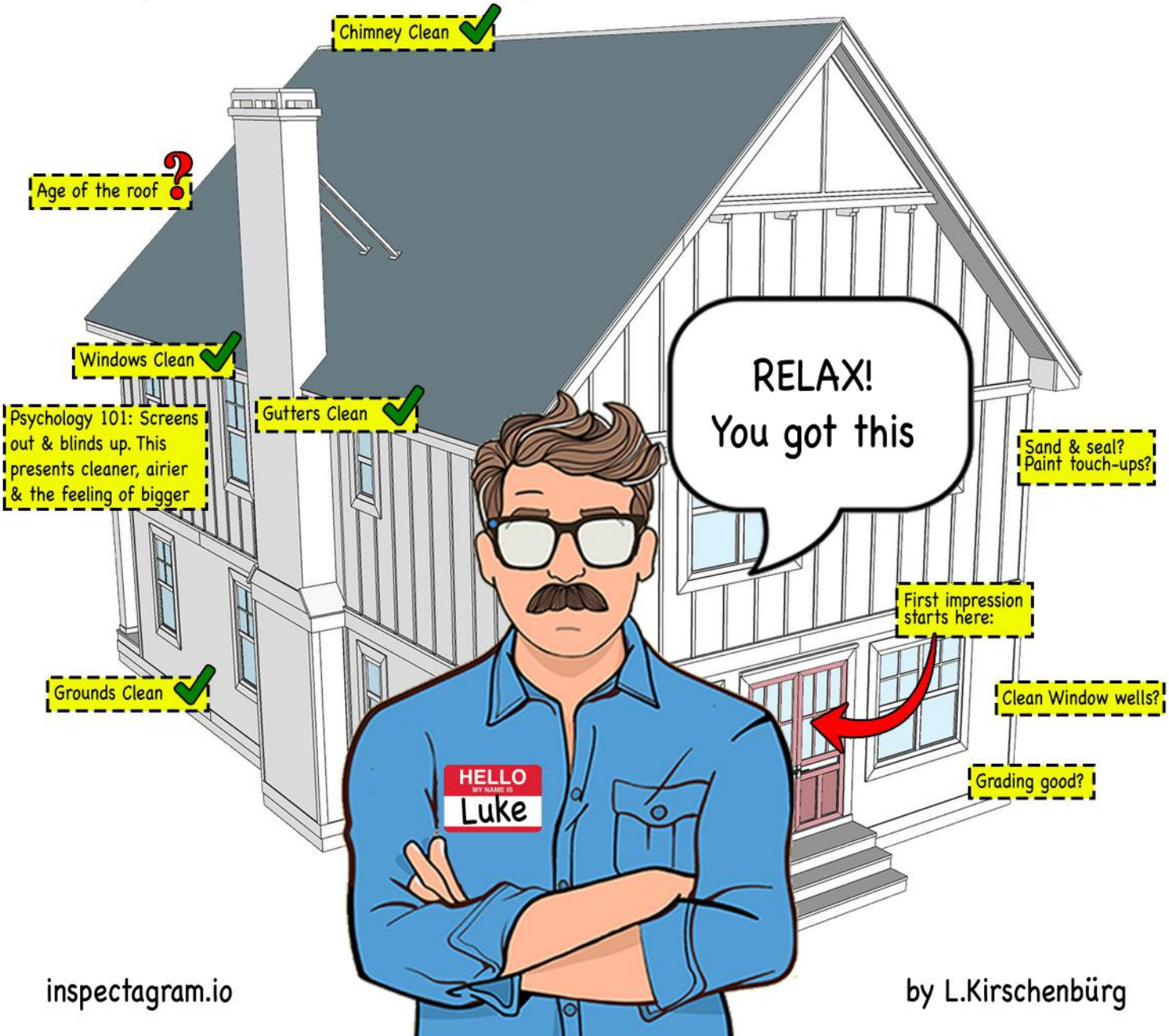


S.N.A.P	5
What do home inspectors do	6
Tid Bits	7
Pie Charts	8
Cheat Code Unlocked	9
C'est la Vie	10
Super Nerds	11
Back pages	12-15

Remember the acronym S.N.A.P

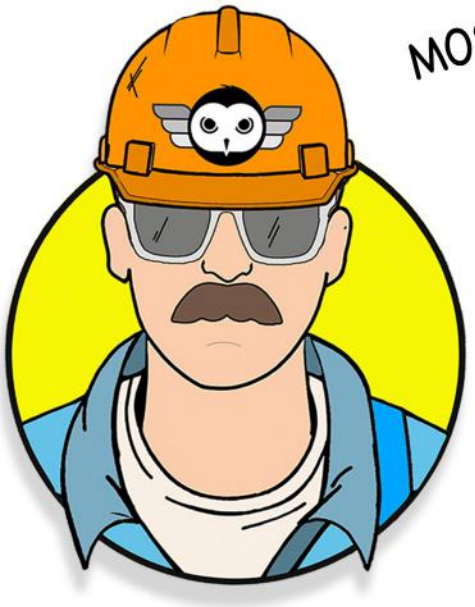
Simple & Clean • Neat & Tidy • Aroma • Personalization Absent

As the home inspection date approaches, please have your clients' simplify the preparation process with practical steps that can make a significant difference. Begin by ensuring their living spaces are clean & simple, decluttering surfaces & creating an inviting atmosphere. Organize each room with a neat & tidy arrangement for a seamless inspection flow. Incorporate a touch of pleasant aroma with subtle scents to enhance the overall appeal. When it comes to personalization, consider removing personal photos and memorabilia, opting for neutral tones on the walls to avoid overly bright or bold colors, and assessing furniture arrangement for a universally appealing layout. By adopting this personalization absent approach, you can alleviate stress & create a harmonious & welcoming environment that allows potential buyers to easily envision their future in the space.



by L.Kirschenbürg

What do home inspectors do?



MOST Inspectors approach their task with utmost care, precision, & expertise. Consider them as seasoned guides, skillfully navigating your home's landscape to provide valuable insights into its condition & functionality. Your proactive efforts, whether through disclosure, notes, or maintaining a clean home, greatly contribute to a streamlined inspection process. Here's a short list of things they may be looking for:

- Structural Integrity
- Roof Condition (T-Lock)
- Plumbing Systems (Poly B, Kitec, Galvanized Pipes)
- Electrical Wiring (Aluminum Wiring)
- HVAC Systems
- Insulation & Ventilation (Thermal Variances)
- Exterior Siding & Trim
- Windows & Doors (Broken Windows, Blown Seals)
- Foundation & Basement
- Attic Spaces
- Appliances & Fixtures
- Water Damage & Moisture Issues (Mold)
- Signs of Pests or Infestations
- Safety Hazards (Faulty Wiring, Knob & Tube Wiring)
- Quality of workmanship
- Overall Maintenance
- Obsolete or Outdated Products (T-Lock Shingles)
- Leaks in Plumbing or Roofing
- Wood Rot or Decay
- Cast Iron Pipes
- Inferior or Non-Compliant Products (Asbestos Materials)



Some things you can do

Tid bits



Your hatch: It's crucial for maintaining energy efficiency, temperature control, & preventing conditioned air infiltration, ensuring a comfortable & safe home environment. Make sure yours has insulation on top!



Check everywhere for leaks! if you find one, get it fixed. If you find an OLD stain, leave us a note as to how it happened & how you had it repaired. Honesty is the best policy in explaining to prospective buyers.



Doors & Windows. Caulk & Seals. Preventing drafts at D's & W's involves regularly checking & replacing weatherstripping, using draft stoppers, & applying caulk or sealant to maintain a tight seal.



Smoke Detector Tests. Regularly testing ensures they work effectively. Why do we like NEST? Because it alerts your phone.



Pests? Do you have any? Is there evidence of anything around your property that could be a problem? Call an exterminator.



Dryer Vent Cleaningr It's essential in prevent lint buildup, reducing fire hazards, & maintaining good efficiency.



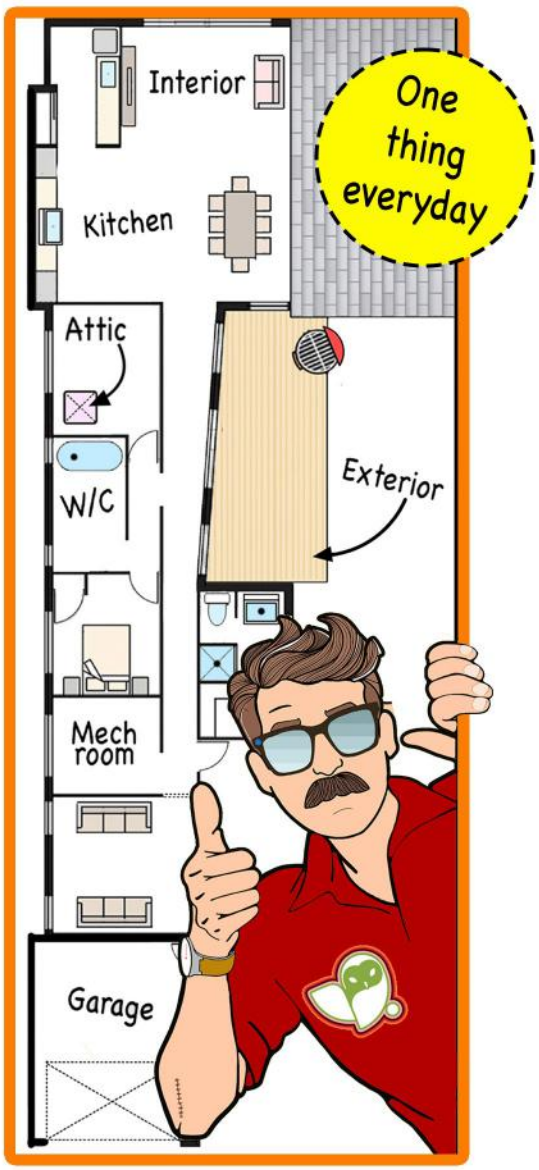
OTR and Bathroom Fans cleaning these is vital for maintaining air quality, preventing fire risks, & ensuring proper ventilation.



Clean Grout Trick Use a mixture of baking soda, vinegar & soda water, scrubbing with a brush & rinsing thoroughly.



Vacuum Heat Registers: Whle you're at it replace ALL HVAC filters and give your mech room a shine!

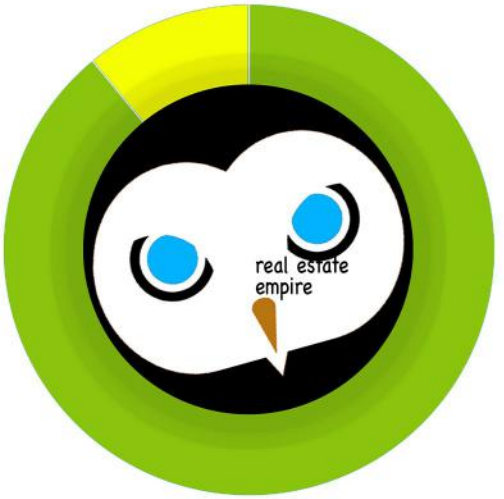


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PIE CHARTS & Graphs (fun)

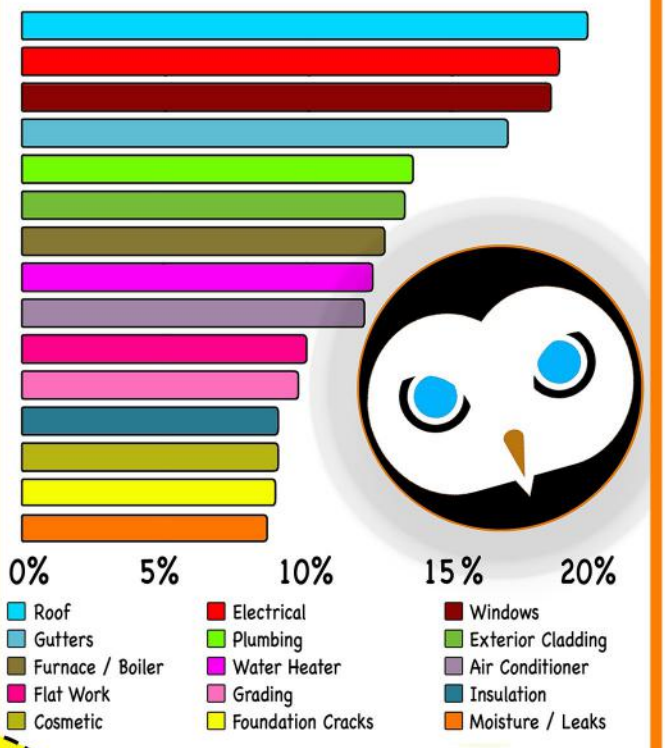
YAY!

% of people that get an inspection



- People that do
- People that don't

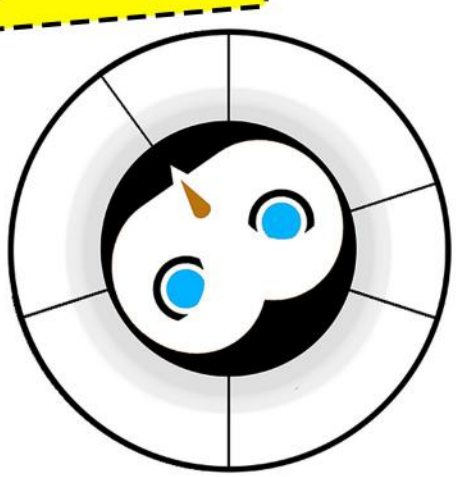
Common issues found by inspectors



Pie

π

Why it's hard being COLOR BLIND...



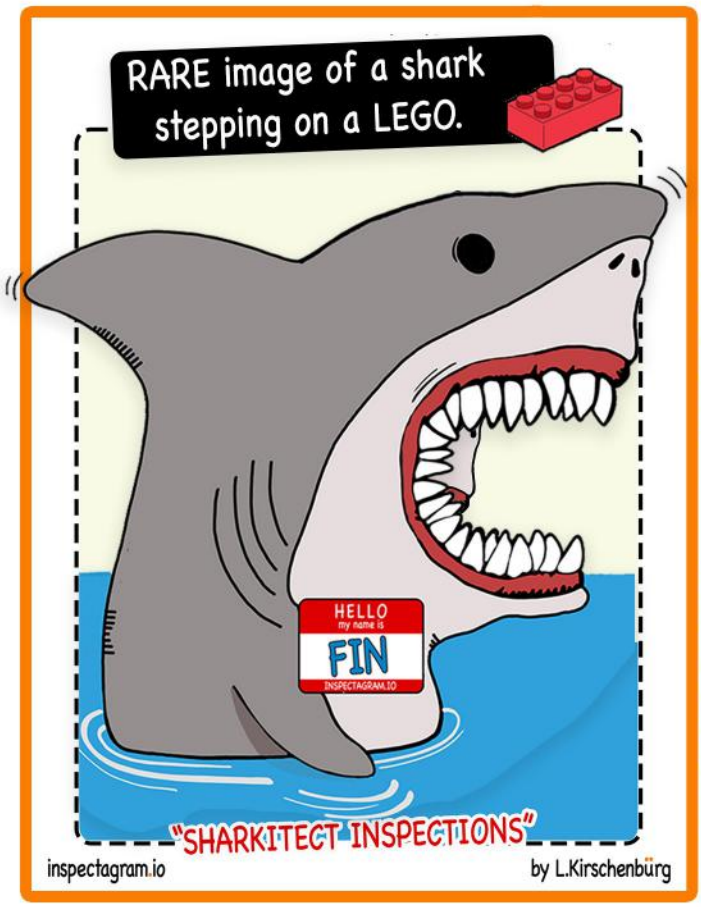
- Paint Selection
- Carpet Selection
- Traffic Lights
- Jigsaw Puzzles
- Pie Charts
- People constantly asking "what color is this?"

What smoke detectors warn you about



- Your cooking skills
- FIRE

Clean & Clutter Free



A tidy property not only showcases the home at its best but also allows inspectors to assess it accurately.

- Replace Filters / Furnace / Humidifier.
- Blinds up / Screens out & Ventilate.
- Clean the mechanical room.
- Clean gutters
- Clean ALL bathrooms, check for leaks & make sure the drain is functional.
- Leave us a note about known issues so we can better explain WHY something is wrong to our clients.

There's much more to address here, but why provide an inspector with the chance to exaggerate an issue that could have been resolved beforehand?

#OPENBOOKPOLICYWORX

Helpful Tricks



c'est la vie

Whaever will be, will be



Having meticulously orchestrated a symphony of home preparation, with every detail fine-tuned to perfection, there comes a moment to gracefully step back and let the professionals take the stage.

So, grab a ~~bottle~~ *Glass*, toast yourself as the homeowner who left no stone unturned, knowing that your meticulous efforts have set the stage for a flawless performance during the inspection. Cheers to a job well done!

More tips & tricks @ inspectagram.io

by L.Kirschenbürg

ATTN: SUPER NERDS

If you're eager to delve into the details of what a home inspector does & doesn't do, (The actual standards of practise *SOP's) feel free to click the link below & explore to your heart's content!
#itsarealheadbobber #nightnight #mindnumbing

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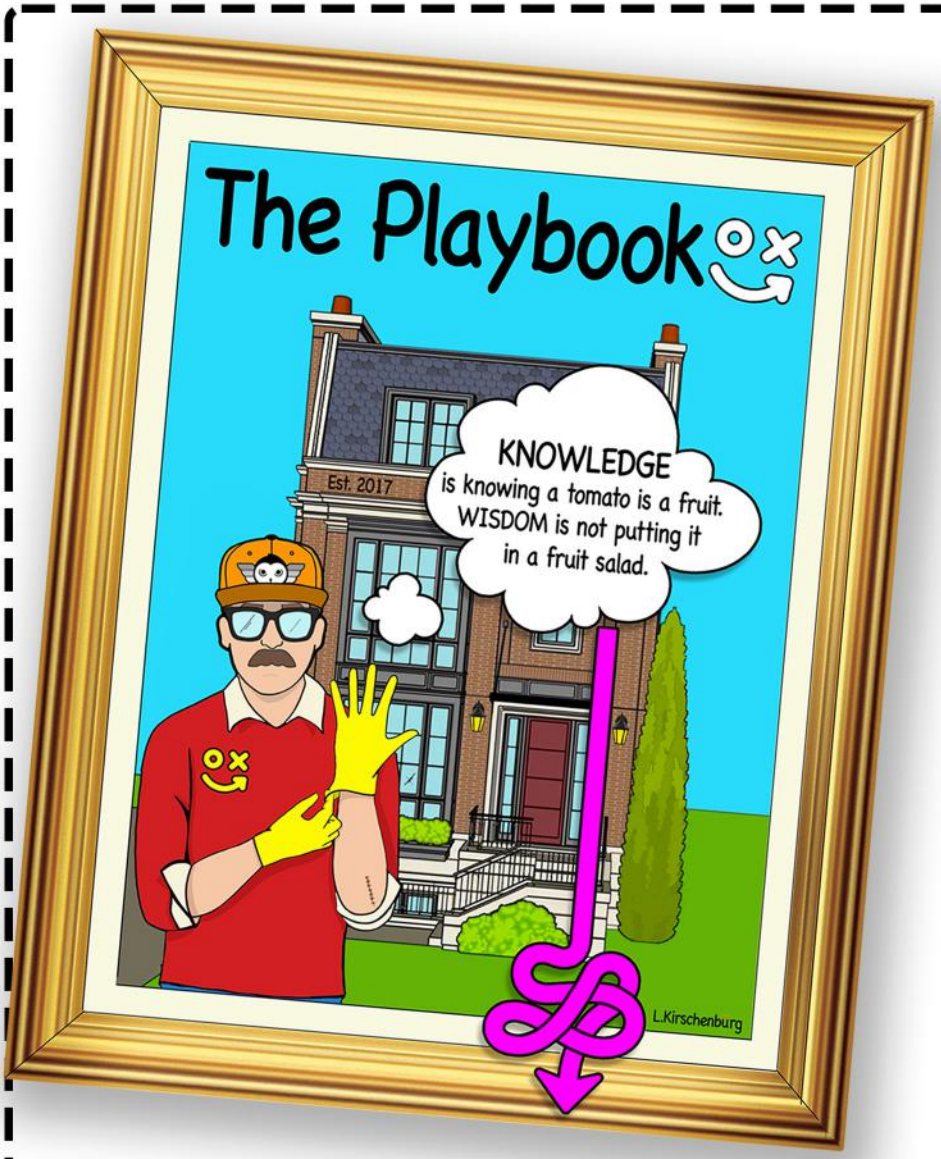
by L.Kirschenbürg



Thank you for delving into this compact "info" guide, crafted from insights of seasoned professionals. While we haven't covered everything, we've touched on key aspects to get your home ready to sell.

Disclaimer: Visuals are for reference only, &, as recommended, consulting with a professional before taking any action is advisable.

Your practical insights are invaluable. Feel free to share your thoughts at lucas@inspectagram.io



"Inspectagram stands as an essential tool for any investor, offering a comprehensive 'health passport' to stay well-informed about your property's condition. It can also be used as an inventory locker, seamlessly facilitating the management & protection of all your belongings. It's kinda like the most cost-effective insurance policy / piece of mind money can buy.

Want more!?, our detailed reports include a "playbook" for an abundance of valuable info. NO report, no problem! We have your not so little black book accessible at inspectagram.io



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We've been in the game for a while.

Just as Magnum's tools ensure success in his missions, we're here to bring clarity to the murky waters of the real estate market, with precision & style. Decluttering & fixing the basics make it easier for potential buyers to imagine themselves living in your home, boosting its appeal & value



Don't lose sleep, you got this!

