

Understanding your buyer reaction gives you an Advantage.

To get top dollar, consider hiring a handyman to go around and repair the little things that show up during a home inspection and tend to overwhelm buyers. A list of the things to consider having a handyman repair before a home inspector arrives at the property would be:

1. Replace/fix all non-working lights (e.g. change bulbs)
2. Tighten all loose electrical outlets, switches and light fixtures.
3. Replace all missing or broken switch and outlet cover plates.
4. Test all GFCI's to make sure they shut off when tripped and reset properly – have an electrician repair if necessary. Install GFCI protection (if missing) at all currently required areas if you want to go the extra mile.
5. Test outlets using a tester to make sure they are working properly wired – fix if needed.
6. Get all ceiling fans fully operational and fix any wobbling.
7. Consider putting an “anti-tip” bracket on the oven if it does not already exist.
8. Fix any leaks at outside faucets, inside faucets, below sink and at toilets.
9. Route the dishwasher discharge line into a “high-loop” if not already done.
10. Tighten any loose faucets and make sure the handle on the left side controls the hot water. Repair or replace any missing/inoperative stoppers at all sinks and tubs. Replace any leaking, corroded or non-working shut off valves.
11. Fix all interior and exterior door problems like sticking, loose hinges and locksets, doors not latching, bottom door guides missing on bypass doors.
12. Inspect, lubricate and adjust/repair windows so that they all operate. Make sure screens are installed.
13. Check windows for broken seals & replace
14. Have the roof checked out

Handyman repairs should be done before the inspector arrives so the inspection report demonstrates exceptional levels of home maintenance.



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