



如何準備房屋上市

How to prepare your house for inspections

笔者想在这里分享一些在房地产交易中担任房屋检验师的经验。希望经由这些简易经济维修方法的介绍，可以使读者在準備房屋上市时较有方向。当然，若房屋真有重大缺失，稳当的做法应该还是聘请专业的营造商评估修复为是。

I'd like to share some of my professional experiences as a home inspector while inspecting houses during real estate transactions. The purpose of this article is to introduce some cost effective ways to better prepare the houses for sale. But if there are real problems in the house, it is better to have professionals come in to do a thorough repair for you.

1. 烟雾及一氧化碳侦测器。Smoke and carbon monoxide detectors.

这些都是重要逃生警报设备，对于购买来出租的投资客更是如此。需知房客可以因任何不合逃生法规的项目对房东提起诉讼。其实这些东西并不昂贵，但须提醒这些侦测器须连接在同一电路上，并接回总电路箱中。若读者不常接触电路维修，还是由有照之电匠施工较为妥当。一般而言，安装一个侦测器的费用约为\$150

These are important life safety issues, especially for investors who do rental properties. Renters can sue the landlord for any non-compliant issue. These detectors are not very expensive in material, but you want to have licensed electrician installs for you, because they all need to be hot-wired together. Cost for installing one is around \$150



2. 清扫暖器机及热水器上方之排气罩。Clean up vent hoods of furnace and water heater.





此处产生锈痕及杂质乃废气排放逆转的结果，一般而言这代表房屋其他部位，或暖器机及热水器本身运转有问题。清除这些部位很大的程度会让房屋检验师减低对这房屋的疑虑。

Rust and debris show down draft of the exhaust vent, which signal more severe system issues. Cleaning them would make inspector less suspicious about these heating units



3. 其实大多数的房屋其地下室皆有程度不同的进水状况，只要之后做好清洁除湿的工作，对于房屋之居住品质并无太大影响。一般检验师会观察地下室混凝土基础，墙板，木方之底部，察看有否水迹。若有，检验师会疑虑是否当初进水的因素仍然存在。笔者建议使用油性油漆将这些过去的水迹盖过使房内更加美观。

Most houses experienced various degrees of flooding. As long as they are properly cleaned and dried, it shouldn't affect the livability of the house. Typically home inspectors would look for signs of flooding by observing the bottoms of drywalls, wood studs or concrete foundation walls. If there are water stains present, it will raise flag to inspectors. Painting these stained areas is a good way to beautify it.





4. 房屋或多或少都曾经有点霉。若只是极小区块曾有过，并已不在滋生，其实对于人体健康并无大害。但长霉这件事在美国是一个很敏感的议体，检验师有责任要纪录任何现在或过往长霉的迹象，即使是很微小的区块。判断霉是否仍在滋生主要依据颜色。仍在滋生的霉菌呈现绿色毛绒状，若呈黑色，霉菌应已停止生长。

若霉菌已停止生长，笔者建议将这些曾受潮的木方及墙板切除，重新安装新材粉刷。经由这简单步骤，可省去交易各方若干麻烦。当然，若霉菌仍在滋生，或受潮的原因没有找出并根除，读者应当还是请专业之除霉公司代为处置较为妥当。

Most houses have or used to have mold issues. It actually is quite harmless if the molds exist at extremely localized spots. But this is a hot button issue, home inspectors will need to report any signs of mold during home inspection, even though for very small spots. If the mold have ceased to grow, no longer active and turned black, it is wise to cut out these damaged drywalls or woods, replacing them with fresh materials, do a good job in finishing. By implementing this simple step, it save lots of trouble for every parties involved. Of course, if the mold continues to grow and in more than one spot, you should have professionals evaluate and mitigate the situation.



5. 近年来人们对于氡气引起肺部相关疾病之忧虑日增。若氡气检验结果读数超过 4.0，买方一般会要求按装价格在\$1,000 ~ \$1,200 之排除氡气设备。如果读者感觉自家氡气并不严重，可以考虑购买插座式氡气检测器，试试地下室之读数。若是在 4.0 左右，可以考虑在房屋检验前两天将地下室之窗户打开通通气。若能有风扇帮助通风效率便更理想。如此真正氡气检验时读数超过 4.0 的机会便相当程度的降低了。

People are getting more concerned about radon gas in fear of lung related diseases. Typically buyers would request installing radon mitigation system if





the radon reading are more than 4.0, and the cost of mitigation system generally run from \$1,000 to \$1,200. If the radon level in your house is actually pretty low most of the time, say around 3.5, it would be beneficial to open all the windows of all the house, placing some fans to blow air in the basement through escape windows to outside 2 to 3 days before the inspection. Then buy a simplified radon tester to make sure it is below 3.0. This would to some degree lower the chance of reading more than 4.0.



6. 多数房屋曾有或大或小之水管漏水的问题，只要妥当修复即是。但别忘记在房屋检验前将当初漏水形成的水渍清除干净并妥适上漆。旧水渍总是引起疑虑，对检验师而言除非挖个洞，很多时候并不时很容易分辨在墙上或天花板上的水渍是两个礼拜或两年久。所以最好的办法还是之前处理完毕。

Every house experiences plumbing leaks at some points. As long as it is fixed, the house will be fine. But make sure those water stains are removed, or painted over before you have the inspector comes in. Old water stains cause suspicions, it is not always easy for inspector to determine whether it is a recent leak, or a old leak which has been properly fixed. Make sure you get them out of the way when selling.





7. 清理或更换暖气机之滤网。这常常是屋主是否用心保养房屋的一个先兆。若是脏了，做一些处理便是。

Replace or clean up filter in furnace. This is a good indicator of whether the seller has been taking care of the house or not. If it is dirty, do something about it.



8. 空调设备已经成为伊利诺州住房的标准设备之一。若要空调设备有好的通风及冷却效能，在压缩机周围要有 1 ‘-0 “以上的空间，其上要有 4 ‘-0 ”。有太多时候，压缩机是被树丛团团围住而无法发挥冷气的效应。

Air conditioning has become a standard home appliance in Illinois. In order to have better ventilation and cooling effect, there needs to have 1’0” of clearance around the A.C. condenser units, also 4’-0” above it. Too often, the A.C. are buried in the middle of the bushes and the cooling effects suffer.



9. 清除排水天沟。很多时候因种种限制，检验师无法真正爬上屋顶检查屋瓦，唯一能做的是爬上爬梯，站在屋檐处观察。在这个地点，最刺眼的便是满满被树叶堵塞的天沟。堵塞本身倒不是什么大问题，但堵塞的天沟常常代表地下室有漏水的可能性。

Clean the gutters. Home inspectors don’t necessarily climb up to roofs to inspect it, many times simply from the eaves. When he stands on the eaves, the first thing caught his eyes will be the cleanness of the gutters. It is a small deal, but clogged gutters could lead to wet basements.





10. 电力相关问题。察看屋内是否有未封闭的配线盒，或断路器上有重复接线，亦或总电箱是否有锈痕。这些项目都是安全问题，检验师会非常严肃的看待。卖方若不常接触这方面的维修，应委由有照之电匠施工较为妥当
- Electrical related issues. Check open junction boxes, double tapping of breakers or rusty electrical panels. These are all safety issues, and will be taken seriously by inspectors. You should have licensed electricians do these jobs for you if you do not have experiences in doing this kind of repair.**



作者 陳觀樂 建築師

Sean Chen *AIA LEED AP*

Principal
Divinity Architecture Group
1636 Verdin Lane
Naperville, IL 60565
Tel: 630-544-8147
Fax: 630-357-7258
E-mail: divinityarchitect@gmail.com
www.divinityarchitect.com

