

Selling a Waterfront Home?

Dock and bulkhead prep checklist for coastal Virginia

Buyers and their inspectors will look hard at the shoreline. Walk it yourself first, gather your paperwork, and deal with surprises before they show up in an inspection report.

Gather the paperwork

- ☐ Permits for the pier, boat lift and bulkhead
- ☐ When each was built or last repaired, and who did the work
- ☐ Contractor invoices and any warranties
- ☐ A survey or plat showing the structures, if you have one
- ☐ The approved permit drawings, not just the permit. Work that doesn't match them can be flagged

Walk the bulkhead

- ☐ Sinkholes or soft spots in the yard behind the wall
- ☐ Bowing, leaning or a cracked cap
- ☐ Gaps between boards, or soil washing through

Dock, pier and boat lift

- ☐ Replace soft or loose boards; tighten or replace rusted hardware
- ☐ Have the boat lift serviced: motor, cables and switch
- ☐ Clear old lines, crab pots and clutter so the dock photographs well

Storm history and disclosure

- ☐ Keep records of storm damage, repairs and insurance claims
- ☐ Don't cover up known problems. Ask your agent what you must disclose.

Know your numbers before buyers do

Get a licensed marine contractor's estimate on anything questionable before you list. Then you can decide whether to fix it, price it in or offer a credit, instead of hearing about it first from the buyer's inspector. Find licensed contractors and free guides at:

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