

Preparing a Home For the Home Inspection

Here's a checklist of some issues that one should consider reviewing prior to having their home inspected. Several of these items may be addressed with little or no cost. Keep in mind that many of these items on this list, when not seen on an inspection, will indicate to the Home Inspector and Buyer, that the house has been maintained.

- ✓ Remove grade or mulch from contact with siding. Preferably 6 or more inches of clearance.
- ✓ Clean out dirty gutters or debris from the roof.
- ✓ Divert all water away from house, i.e. downspouts, condensation drain, etc. Grade should slope away from structure.
- ✓ Trim trees, roots and bushes back from foundation, roof, siding, and chimney.
- ✓ Paint all weathered exterior wood, and caulk trim, chimneys, windows and doors. Caulk all exterior wall penetrations.
- ✓ Clean or replace HVAC filter. Clean dirty air returns and plenum.
- ✓ Point up any failing mortar joints in brick or block.
- ✓ Test all smoke detectors, install CO detectors if needed.
- ✓ Update attic insulation ventilation if none is present.
- ✓ Seal or point up masonry chimney caps. Install metal flue cap.
- ✓ Clean & service chimney, fireplace, or woodstove (provide a copy for buyer).
- ✓ Put all windows and doors in proper operating condition, including any cracked windows.
- ✓ Put all plumbing fixtures, toilet, tub, shower, sinks, in proper working condition. Look for any visible leaks. Check that toilets are secured to floor.
- ✓ Install GFCI receptacles near all appropriate areas; test all present GFCI receptacles for proper operation.
- ✓ Replace any burned out light bulbs.
- ✓ Caulk along tub/floor, tub/walls, and tub/shower/glass doors.
- ✓ Check that crawlspace is dry and install a proper vapor barrier. Remove any visible moisture from crawlspace. Moisture levels in wood should be below 20%, to deter rot and mildew.
- ✓ Check that bath vents are properly vented.
- ✓ Remove paints, solvents, gas, etc. from crawlspace, basement, attic, porch, etc.
- ✓ Have clear access to all attic, crawlspace, heat systems, garage and other areas that will need to be inspected.
- ✓ Don't do quick cheap repairs, i.e. (giant caulk repairs) this will clue in an inspector that amateur work has been done and will tend to make him/her look closer at the house.
- ✓ If house is vacant be sure all utilities are turned on:
 - Water
 - Electric Water Heater
 - Furnace/Air Conditioning
 - Breakers in main panel

This Information is Courtesy of:

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