



Preparing Your Home for an Inspection

BEFORE THE INSPECTION

EXTERIOR:

1. Make sure all dirt and landscaping material is away from the bottom of exterior cladding/siding of the home. There should be 4-6 inches of clearance beneath the siding if possible.
2. Fill all holes in yard, especially around the foundation.
3. Treat and cover all exposed metal and “post-tension” cable ends visible in the foundation perimeter.
4. Replace broken sprinkler heads.
5. Plant growth should be cut back away from the exterior walls at least 10-12 inches.
6. Any stored items should be moved as far away from the structure; stored firewood should be moved as far away from the house as is reasonable. (Conducive to termites)
7. Check the siding and trim for any damages and repair as needed.
8. Repair any missing caulking around doors, windows and between dissimilar materials.
9. Make sure all exterior doors and door knobs/deadbolts are operating properly. You may wish to repair any damaged weather stripping.
10. Make sure dryer vent is in proper working condition.
11. Replace missing and/or damaged window screens.

ROOFING & GUTTERS:

1. Clean all moss and debris off the roof. A broom or blower is preferred for this.
2. Cut all tree limbs away from the roof.
3. Repair any damaged or missing roofing. Avoid using mastic or caulking as a repair as it is considered a temporary repair only and may be called out by the inspector.
4. Repair or replace rotted fascia boards.
5. Clean out gutters and repair any damages to the gutters such as rust through or sagging.

6. Make sure all downspouts are properly diverted away from the house, either with elbows and splash blocks or drain lines.

GARAGE:

1. Check the garage door opener and adjust it as needed so it properly reverses against pressure and that the photo eyes are properly installed and functioning.
2. Make sure the garage door itself is operating properly and repair as needed.
3. Make sure the door between the house and garage is a solid core door. Make sure the door closes and seals properly by itself, with the weather stripping intact.

KITCHEN, UTILITY, & BATHROOMS:

1. Check for leaks under the sinks and around the faucets, repairing as needed.
2. Make sure all cabinet hinges are tight and working properly.
3. Look for possible floor/wall damage around toilets and adjacent to tubs and showers. If found, damages may need further evaluation by an inspector. (Infrared Camera Use)
4. Make sure that all grout and caulking is in good repair. This includes tub and shower surrounds along the floor in front of tubs and showers.
5. Make sure the sinks and tubs have a stopper. If there are mechanical stoppers installed, make sure they work properly or remove and replace with a rubber stopper.
6. Check to be sure all fixtures, fans and appliances are working properly. (a bathroom with a showerhead is required to have a proper sized, opening window or a power vent that vents to the exterior. (If there is a power vent that does not work it will be counted deficient in the presence of a proper window.)

INTERIOR & ATTIC:

1. Check interior doors and windows to make sure they are operating properly. This is particularly important for bedroom windows where ingress/egress is mandatory.
2. Paint over old stains on ceilings and walls.
3. Repair and paint over tape cracks in gypsum walls and ceilings.
4. Replace broken and/or missing door stops.
5. Check to be sure all exhaust fan ducts are properly connected and venting outside the attic space. Repair if not.
6. Make sure pull-down attic stairs are installed according to manufacturer's installation guides. (This is always with nails-not screws.)

ELECTRICAL:

1. Make sure all light switches are functional, replace those that are not.
2. Replace all cracked or missing switch and receptacle plates.
3. All exterior switches and receptacles should have proper weather proof covers.
4. All receptacles located at the exterior, in a garage, in a laundry room, within 6' of a sink or tub, in a bathroom or on/above a kitchen counter should be a GFCI outlet.
5. Make sure smoke detectors are in place and functional. (There needs to be at least one on every floor, in every bedroom and just outside of bedroom doors.
6. Replace all burned out light bulbs.
7. Insert light bulbs into fixtures without.
8. Any exposed incandescent light bulbs located in a clothes closet should be changed to a fluorescent or LED light bulb.
9. Label breakers in all main and sub electrical panels.
10. Repair, replace or remove nonfunctioning door bells.
11. All junction boxes (especially in attics, exterior and crawlspaces) should have covers.
12. Contact local electrical provider to remove tree limbs away from overhead service wires if they exist.

PLUMBING:

1. Check your water heater for any leaking or damage. If present, repair or replacement may be needed.
2. If missing, install proper drip pan under water heater.
3. Make sure the water heater pilot light is on if a gas appliance.
4. Repair any plumbing leaks found in a crawl space.
5. Make sure exterior hose bibs have backflow preventers installed.

HEATING & COOLING:

1. Inspect your furnace filter and change, or clean, if dirty.
2. Inspect and clean the AC chase (this is usually the space behind an AC filter) if dirty.
3. Regarding air conditioning, make sure all debris is cleaned away from the exterior compressor.
4. Replace the suction pipe insulation between the exterior condenser and house if it is damaged, missing and/or incomplete.
5. Replace missing and/or damaged insulation on HVAC condensation lines at the interior of the home.

CRAWL SPACE:

1. Remove any wood, concrete, form wood and cardboard debris.
2. Remove or replace any damaged, fallen floor insulation.
3. Reconnect any disconnected heat ducts.
4. Repair any damaged foundation vent screens and make sure all foundation vents are clear.

LEGEND

GREEN = Easy (33)

BLUE = Moderate (16)

RED = May need help from a qualified contractor. (9)

Total = (58)

ON THE DAY OF THE INSPECTION:

1. Make sure all animals are secured.
2. Make sure all utilities are on.
3. Regarding a gas-fired appliance, which utilizes a pilot light, such as a gas fireplace, gas furnace, stove, etc., make sure the pilot light is on. The pilot light may have been turned off for the summer or if the home has been vacant.
4. Remove any locks on outside gates, which prevent full access to the exterior.
5. If there is a septic system, make sure it is clearly marked and accessible.
6. Be sure there is total and complete access to the following areas:
 - Electrical Panel. (Panel cover will need to be removed)
 - Furnace. (Furnace cover will also need to be removed)
 - Water Heater.
 - Attic Space. (Inspector will need to access inside attic space)
 - Crawl Space. (Especially if it is inside a closet full of stored items)
 - All bedrooms and living areas.
 - All detached buildings that will convey with the property sale.
 - All exterior surfaces, siding, decks, etc...