



# Preparing for your Home Inspection

When pre-owned homes come onto the market, they are rarely in perfect shape and most of them have that special “lived in” look. That is why you want to have a professional home inspection. The value of a professional home inspection is to confirm the proper working condition of major systems in the home: electrical, mechanical, plumbing, and the integrity of its structural components on the day of the inspection. However, minor items often are identified during this inspection process. Individually, these items are not a big issue, but the cumulative effect of many small items could be discouraging for a potential buyer. If a home seller and their agent know what to look for, many of these minor items can be identified and addressed prior to a professional inspection. As a service, we have compiled a checklist of minor items often found in need of repair during a whole house inspection. If repairs are needed, plan to do them before the professional inspection is performed. It will ensure a smoother sale and contribute to a positive home inspection experience.

Component	Items To Check	
<b>Exterior</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Are there horizontal or vertical cracks in the foundation walls?</li> <li><input type="checkbox"/> Does the grading around the house direct rain water away from the foundation?</li> <li><input type="checkbox"/> Are any roof shingles missing?</li> <li><input type="checkbox"/> Are the gutters and downspouts connected and secured to the house?</li> <li><input type="checkbox"/> Is the exterior trim in good condition?</li> <li><input type="checkbox"/> Is the wood trim around doors and windows in good condition?</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Are there any wood surfaces in direct contact with the soil?</li> <li><input type="checkbox"/> Are stair and porch railings loose?</li> <li><input type="checkbox"/> Does any of the siding need repair or replacement?</li> <li><input type="checkbox"/> Are any of the landscape timbers rotted?</li> <li><input type="checkbox"/> Do the retaining walls or fences need repair?</li> <li><input type="checkbox"/> Are the sidewalks and driveway in good condition?</li> </ul>
<b>Interior</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Do wall and ceiling surfaces have holes or cracks that need patching?</li> <li><input type="checkbox"/> Do all the windows have operable latches?</li> <li><input type="checkbox"/> Can all the windows be opened and closed properly?</li> <li><input type="checkbox"/> Do any of the windows have cracked panes or broken seals?</li> <li><input type="checkbox"/> Do windows need caulking?</li> <li><input type="checkbox"/> Are any of the windows painted shut?</li> <li><input type="checkbox"/> Are stair railings loose?</li> <li><input type="checkbox"/> Are moldings loose, broken, or missing?</li> <li><input type="checkbox"/> Do interior doors stick, or open and close smoothly?</li> <li><input type="checkbox"/> Are kitchen or bathroom tiles cracked?</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Can you explain the existence or repair of old water penetration stains on walls and ceilings?</li> <li><input type="checkbox"/> Does the chimney damper open and close properly?</li> <li><input type="checkbox"/> Does the chimney need cleaning?</li> <li><input type="checkbox"/> Does the chimney mortar need pointing?</li> <li><input type="checkbox"/> Is there insulation in the attic?</li> <li><input type="checkbox"/> Is the attic insulation blocking attic vents?</li> <li><input type="checkbox"/> Is there a distracting amount of clutter in any of the rooms that would prevent a thorough inspection?</li> <li><input type="checkbox"/> Are there any signs of insect infestation?</li> </ul>

<b>Plumbing</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Do the bases of any faucets leak ?</li> <li><input type="checkbox"/> Do the faucets shut off completely, preventing water from dripping?</li> <li><input type="checkbox"/> Are the faucet and shower head screens clear, allowing full water flow?</li> <li><input type="checkbox"/> Are any drains clogged?</li> <li><input type="checkbox"/> Do the stopper mechanisms of sinks and bathtubs open and close properly?</li> <li><input type="checkbox"/> Is there insulation on the water pipes in unheated areas of the home?</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Is there access to the main water shutoff valve?</li> <li><input type="checkbox"/> Is there access to the main gas shutoff valve?</li> <li><input type="checkbox"/> Are the bathtub and shower enclosures properly caulked?</li> <li><input type="checkbox"/> Are the toilets loose at the floor or at the tank?</li> </ul>
<b>Electrical</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Are any receptacles, switches, or their covers broken or loose?</li> <li><input type="checkbox"/> Are all receptacles “hot” and switches operable?</li> <li><input type="checkbox"/> Do any light bulbs, fluorescent lights, or cosmetic lights need replacing?</li> <li><input type="checkbox"/> Do the ceiling fans work properly?</li> <li><input type="checkbox"/> Do the Reset buttons of GFCI receptacles pop out when the Test button is pressed? (This indicates they are functioning properly.)</li> <li><input type="checkbox"/> Do the doorbell(s) work?</li> <li><input type="checkbox"/> Is the main electrical service wire entering the home secured to the exterior of the house?</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Do the electrical junction boxes have covers?</li> <li><input type="checkbox"/> Do smoke alarms function when the Test button is pressed?</li> <li><input type="checkbox"/> Do all of the electrical range burners and ovens work?</li> <li><input type="checkbox"/> Does the built-in microwave work?</li> <li><input type="checkbox"/> Does the kitchen exhaust fan work?</li> <li><input type="checkbox"/> Do all other appliances that will be sold with the home work properly?</li> </ul>

*We encourage you to care for your home and respect the initiative of do-it-yourselfers. We do not advocate that maintenance be performed by anyone who is not capable and comfortable doing so. If you are unsure of your ability to perform needed maintenance on your home, seek the services of professionals.*