



BENCHMARK PROPERTY INSPECTIONS Ltd.

610 Rivera - Mulvane, KS 67110 316-393-0735 FAX - 316-777-9209 www.jeffinspects.com Reg.# 0110-0001

SELLERS GUIDE TO PREPARING FOR A HOME INSPECTION

NOTICE

The Buyer is entitled to full disclosure of any defects and has the right to perform adequate and full due diligence. To that end, it is important the Seller insure the utilities are turned on and that full and adequate access is provided to the attic, crawl space, heating and air systems, garage, electric panel and other systems.

1. Remove soil or mulch from contact with the siding. 3 or more inches of clearance is recommended while maintaining a positive grade of at least 1/2" drop per foot of run for at least 6' to 8'.
2. Clean out dirty gutters and clogged downspouts and remove debris from the roof. Insure extensions such as splash blocks, sump pump discharge lines, etc., are in place and functioning and if underground extensions are present insure they terminate to daylight.
3. Trim trees, roots and brush back from the foundation, roof, siding and chimney and trim all shrubs at least 3" from the home.
4. Paint all weathered exterior wood, and caulk around trim, chimneys, windows, doors, etc.
5. Seal asphalt driveways and seal cracks and repair trip hazards in concrete walks and drives.
6. Seal or replace cracked masonry chimney crowns. Install spark screens and rain caps over open flues.
7. Replace dirty furnace filters, humidifier water panels and clean dirty air returns and air conditioner cooling fins.
8. Insure all windows are in proper working condition, including fixing cracked or fogged glass, inoperable locks and broken or rotted frames. Repair non functioning lock/latch on sliding doors.
9. Point-up or seal any failing mortar joints in brick or block.
10. Update or install adequate attic ventilation including intake and exhaust.
11. Clean and re-stretch carpet, and repair vinyl floors.
12. Install GFCI outlets in restrooms, kitchen, garage, exterior locations and basements
13. Remove firewood from contact with the house.
14. Test all fire alarms.
15. Clean fireplace, or wood stove fire box and flues.
16. Check sump pump and back up pump for proper function.
17. Replace all burnt out light bulbs.
18. Make sure all weather stripping is in good condition.
19. Get plumbing fixtures, toilet, tub, shower, sinks, in proper working condition and leak free.
20. Make sure soil is not blocking crawl space vents and insure vents are functioning.
21. Caulk tubs and showers along all edges including the joint at the floor between the tub and flooring.
22. Check to insure the crawl space is dry.
23. If the attic insulation is less than 10" install additional insulation.
24. Insure all utilities are turned on and the furnace and water heater pilot lights are lit.
25. Don't do quick cheap repairs, i.e. (giant caulk repairs) this will alert the inspector to amateur repair work and will tend to make the inspector look closer for other poor repairs.
26. Insure all outlets and switches are in working order and the cover plates are in place.
27. Remove clutter, a cluttered home shows poorly and makes it more difficult for the buyer to visualize how their furniture would fill the home. A cluttered home also leaves the impression of a poorly maintained home.
28. Remove trash and debris from the yard and surrounding area.
29. Make sure all occupants including dogs and cats are removed or kenneled.
30. Make sure access is available to the crawlspace, attic, garage, electrical panel, furnace, etc.

For liability and safety reasons and per K.S.A. 2008 Supp. 58-4501, inspectors DO NOT turn on utilities or operate shutoff valves.

Note: It is not typically advisable to make all of the repairs on this list. The list is designed to alert you to items which are commonly "flagged" during inspections. Other items to look for include: Federal Pacific electric panels, which may need to be replaced; Polybutylene plumbing (gray plastic pipe), which is prone to leaking; aluminum wiring, which can be a fire hazard; knob and tube wiring; and asphalt shingles installed over wood shingles. Many insurance companies will no longer cover these items which may make the home difficult to sell.