



Prepping for Inspection

Presented By

Inspections South, Inc.



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- **Cleaning and clutter:** If the home has moving boxes or clutter, be sure to move it away from walls. The inspector needs access to the walls in order to inspect them properly. To be clear, the home doesn't have to be as clean as for a showing; it just needs to be accessible.
- **Decks:** There can be various problems with decks, and most people will not be sufficiently knowledgeable about proper deck construction. Some contractors don't really understand how to properly build a deck. Regardless, there is little you can do about that. However, there are some maintenance items that can help. Does the deck display cracking, warping or discoloration? Are there nails or screws protruding? Reset them! Does the deck have a finish coat? Today's treated lumber is NOT the same as earlier lumber. Today's treated lumber needs to have a finish or protective coat applied at LEAST every other year, preferably yearly. Once a deck starts weathering, discoloring or warping, the decay is rapid.
- **Plumbing:** Do toilets flush properly? Are they loose at the floor? Do sinks flow water properly? Do they drain properly? Do faucets leak or drip when off? Are there leaks anywhere? Under sinks? In the crawlspace? Are there water stains under the sinks? When was the septic tank cleaned? These are not part of the inspection but guaranteed to be part of the contract. Is there a sump pump present? Does it function?
- **Roof:** There really isn't much a homeowner can do about a roof to prepare it for inspection. If it's been replaced, make sure the buyer knows how old it is. If there is damage, missing shingles, staining, hail damage, or anything out of the ordinary, then you can get a free roof evaluation from nearly every roofer in the business!
- **HVAC:** How old is your unit? What kind of refrigerant does it use? R22 is becoming more difficult to find and MUCH more expensive. It will soon be more expensive to repair these systems than to just replace them. Do you maintenance your system yearly? Do you have the records? If so, make them available to the buyers. Inspections South, Inc. recommends clients have the HVAC system cleaned and maintenance twice a year to extend the life of the system. Dirty systems do not cool well, and it doesn't cost much to have the maintenance done properly. Are the filters clean? This is one of the easiest thing you can do.
- **Gutters:** Gutters are critical to the home! Are the gutters damaged? Do the gutters eject water away from the foundation at least 18"? Do the gutters have leaf guards? If not, have they been cleaned? Gutters play a critical role in shedding moisture from a home.
- **Fireplace:** One of the biggest selling features of a home is a fireplace! Fireplaces need maintenance, and it's critical to perform this yearly. Chimneys can be clogged with debris, pest nests, and combustion products. Chimneys can be damaged and the homeowner not know it. Be sure to have a qualified licensed chimney sweep clean and evaluate your chimney yearly. Keep the records to show buyers you've done the required maintenance. If your fireplace is gas, then be sure to light the pilot light and have it ready for the inspector to test.

- **Doors:** Do the doors function smoothly? Do they swing open or closed by themselves? It's not a ghost! Do the doors have striker plates? Does the door hardware function properly and smoothly? Are the hinge pins set completely?
- **Windows:** Do the windows have broken glass? Do the windows function properly when opening and closing? Do the windows latch properly? Are there water stains or moisture damage in the window sill? Do the windows have a smoky or foggy look? If so, the window seal is likely broken and will need to be replaced or repaired.



- **Electrical:** Do the outlets have cover plates? Do the outlets work? You can test the outlets with this tool, available at Home Depot or Lowes for about \$6. Do the lights work in every room? Is there at least one working bulb in every fixture? Most inspectors can assume a functional light with some blown bulbs, as long as one bulb is working. Are there any switches with unknown functions? If so, the buyer is going to want to know what it is. Many times the switch is for a future ceiling fan.



- **Siding:** Does the siding have holes, cracks or damage? If your siding, soffit or trim are wood, when were they painted last? Do they show signs of damage or water staining? Does the visible parts of the foundation have cracks? Generally cracks less than 3/16" are of little concern. Weep rope (weep strip) serve a purpose. The purpose is to wick moisture away from the brick and to the exterior air, much like a candle. **DO NOT REMOVE OR CUT!**

