

Preparing the seller for a Home Inspection

When pre-owned homes come into the market, they are rarely in perfect shape and most of them have that special “lived in” look. The value of a professional home inspection is to confirm the proper working condition of major systems in the home on the day of the inspection. However, what seem like minor items are often identified during the home inspection. Individually, they are not a big issue, but the cumulative effect of many small items could be discouraging for a potential buyer. If home sellers knew what to look for, many of these minor items could be addressed before the inspection. We have compiled a checklist of minor items often found in need of repair during a home inspection. If repairs are needed, plan them before the inspection to help ensure a smoother escrow and contribute to a positive home inspection experience.

EXTERIOR

- Are any roof shingles missing?
- Does the grading around the home direct rainwater away from the foundation?
- Are there horizontal or vertical cracks in the foundation walls?
- Are the gutters and downspouts connected and secured to the home?
- Are the gutters and downspouts clean and free from debris and home?
- Is the exterior wood trim in good condition?
- Is the wood trim around the door in good condition?
- Are there any wood surfaces in direct contact with soil?
- Are stair or porch railings loose?
- Are the wood or concrete steps in good condition?
- Does any of the siding need repair or replacement?
- Are there any landscape timbers rotted?
- Do the retaining walls or fences need repair?
- Are the sidewalks and driveway in good condition?



INTERIOR

- Do windows need caulking?
- Do all the windows have operable latches?
- Can all the windows be opened and closed properly?
- Do any of the windows have cracked panes or broken seals?
- Do wall and ceiling surfaces have holes or cracks that need patching?
- Are any of the windows painted shut?
- Are stair railings loose?
- Are moldings loose, broken or missing?
- Do interior doors stick, or open and close smoothly?
- Are kitchen or bathroom tiles cracked?
- Can you explain the existence or repair of old water stains on walls and ceilings?
- Does the chimney damper open and close properly?
- Does the chimney need to be cleaned?
- Does the chimney mortar need to be tuck pointed?
- Is there insulation present in the attic?
- Is the insulation in the attic blocking attic vents?
- Is there clutter in any of the rooms that would prevent a thorough inspection?



PLUMBING

- Do the base of the faucets or the faucets themselves leak?
- Do the faucets shut off completely, preventing water from dripping?
- Are the faucet and showerhead screens clear, allowing full water flow?
- Are there any drains clogged?
- Do the stopper mechanisms of sinks and bathtubs open and close properly?
- Is there insulation on the water pipes in unheated areas of the home?
- Is there access to the main water shut off valve?
- Is there access to the main gas shut off valve?
- Are the bathtub and shower enclosures properly caulked?
- Are the toilets loose at the floor or at the tank?



ELECTRICAL

- Are any receptacles, switches, or their covers broken or not secured?
- Are all receptacles "hot" and switches operable?
- Do any light bulbs, fluorescent lights, or cosmetic lights need replacing?
- Do the ceiling fans work properly?
- Do the reset buttons of GFCI receptacles pop out when the test button is pressed? Do they reset?
- Do the front and back doorbells work?
- Is the main electrical service wire entering the home secured to the exterior of the house?
- Do the electrical junction boxes have covers?
- Does the built-in microwave work?
- Do all of the range-top burners and ovens work?
- Does the kitchen exhaust fan work?



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