

PREPARE YOUR HOME FOR A HOME INSPECTION

A home inspection is a usual step in the home-selling process, giving the buyer the assurance that the home is free of defects exceeding those typical or expected for the home's age and condition. A certified home inspector (member of the American Society of Home Inspector) should conduct the inspection, and will be looking at the items listed below. Proper attention to these areas prior to the inspection can prevent them from becoming issues that need to be resolved as a result of the buyer's inspection. In fact, some sellers choose to have a pre-listing inspection performed so that they know what, if any, problems exist and can have them addressed before the buyer's inspection. Take a moment to review this checklist and make necessary corrections as needed.

Exterior:

- Have the roof inspected and certified by a licensed roofer.
- Maintain a positive grade of dirt approximately 3 feet away from the foundation to direct water away from the house.
- Add downspout extensions of 4-inch flexible tubing 5 feet from the house to control drainage.
- Check flashing around chimney, vent pipes and eaves for leaks, and caulk with roofing cement.
- Clean all gutters and check alignment Replace rusted out sections.
- Power wash exterior siding and decks.
- Clean masonry stoops and walks and paint handrails with rust-resistant paint.
- Caulk windows and door thresholds with a silicone caulk.
- Paint the front door, windows, trim and shutter for curb appeal.

Interior:

- Repair floor squeaks by screwing the sub-floor to the joist.
- Have furnace and air conditioning units serviced by a licensed contractor. Check for gas leaks and heat exchanger problems. Obtain a written report certifying work was completed. Replace filters.
- Have the sewer line professionally cleaned.
- Repair leaky faucets, loose toilets and plumbing leaks.
- Re-caulk the tub/shower with a silicone tub and tile caulk.
- Patch cosmetic sheet rock cracks with spackling compound. Use touch-up paint to complete the repair.
- Check windows for proper operation.
- Check all exhaust fans, whole house fans, ceiling fans and attic fans for operation.

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