

CHECKLIST: PREPARE FOR YOUR HOME INSPECTION

TIPS FOR SELLERS FROM MONIKA

GENERAL

- All services turn on (water, electric and gas).
- Attic made accessible.
- Under floor crawl space made accessible.
- Heater(s) accessible.
- Electrical panel accessible.
- Garage accessible and door operable.
- Exterior of the building accessible.
- Please take pets to a friend or family member

Please note: More than likely the buyers will come to the inspection. Please have house clean. Don't leave dishes in the sink, pans in the oven or cars in the garage. Also change all filters prior to the inspection. Consider having something (water) for buyers to drink. Leave your # for inspector if he has any questions about the operation of your home.

EXTERIOR

- Make sure water drains away from the house (downspout and splash blocks away from house)
- Fix any loose shingles or nail pops on the roof
- Clean gutters and clear downspouts so they are free of debris
- Check rotting wood and replace
- Check any steps for loose bricks or wood
- Check any handrail for looseness.
- If there is a deck, check for weathering wood
- Check to make sure there is no wood or fallen insulation on the ground
- Make sure hose bibs aren't loose or leaking

GARAGE

- Check the garage door opener and adjust it as needed so it properly reverses against pressure.
- Make sure the garage door itself is operating properly and repair as needed.
- If the home is newer with solid core, self-closing door to the interior, make sure the door closes and seals properly by itself, with the weather stripping intact.

INTERIOR

- Check all window for opening and closing
- Check all windows can stay up on their own
- Check all windows for broken seals / cracks
- Check all outlet covers for loose or missing pieces
- Make sure all doors open and close without rubbing
- Check walls and doors for punctures from door handle or from door stop
- Check ceiling fans for wobbling
- Check and replace all burned out light bulbs.
- Check for and fix any holes/nail pops in walls/ceiling
- Make sure smoke detectors are in place and functional.

KITCHENS AND BATHROOMS

- Check for leaks under the sinks and around the faucets, repairing as needed.
- Look for possible floor damage around toilets and adjacent to tubs and showers. If found, damages may need further evaluation by a contractor.
- Check disposal and dishwasher
- Check cabinets for looseness and rubbing
- Check that all burners and elements work on stove an oven
- Check counter and splash block for needed caulking
- Check for loose tiles
- Check the toilet for cracks or loose/rocking toilets
- Check flush of toilet
- Make sure hot and cold faucets aren't reversed
- Check all faucets for water pressure. Try cleaning out aerators/screens (unscrew and soak in vinegar)
- Check laundry connection for leaks
- Check water heater (TPR valve two) for leaks
- Check for tripped or missing breakers.