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Preparing A House for Home Inspection

Have you ever had a client ask you what a Home Inspector will be looking at and how they can prepare for a home inspection? The listing below may be helpful in preparing for a home inspection. Many of these items can be done with little or no cost and many are regular maintenance items for a home.

1. Remove grade or mulch from contact with siding. Six (6) or more inches of clearance is preferred.
2. Clean out dirty gutters or debris from the roof.
3. Divert all water away from the house; i.e. downspouts, sump pump, condensation drains, etc. Grade should slope away from the structure. Clean out basement entry drains.
4. Trim trees, roots, and bushes back from the foundation, roof, siding, and chimney.
5. Paint all weathered exterior wood and caulk around the trim, chimney, windows, and doors.
6. Seal asphalt driveways if cracking.
7. Seal or point up masonry chimney caps. Install metal fluecap.
8. Clean or replace HVAC filter. Clean dirty air returns and plenum.
9. Point up any failing mortar joints in brick or block.
10. Test all smoke detectors to ensure they are in proper working condition.
11. Update attic ventilation if none is present.
12. Have the chimney, fireplace, or woodstove cleaned and provide the buyer with a copy of the cleaning record.
13. Seal masonry wall in the basement.
14. Don't do quick, cheap repairs. You may raise questions that will unfairly cause great concern to buyers and inspectors.
15. Ensure that all doors and windows are in proper operating condition, including repairing or replacing any cracked windowpanes.
16. Ensure that all plumbing fixtures (toilet, tub, shower, & sinks) are in proper working condition. Check for and fix any leaks. Caulk around fixtures if necessary.
17. Install GFCI receptacles near all water sources. Test all present GFCI receptacles for proper operation.
18. Check sump pump for proper operation.
19. Replace any burned out light bulbs.
20. Remove rotting wood and/or firewood from contact with the house.
21. Ensure that proper grading is followed under deck.
22. Install proper vapor barrier in crawl spaces.
23. Caulk all exterior wall penetrations.
24. Check to ensure that the crawl space is dry and install a proper barrier if necessary. Remove any visible moisture from a crawl space. Moisture levels in wood should be below 18% to deter rot and mildew.
25. Check that bath vents are properly vented and in working condition.
26. Remove paints, solvents, gas, etc., from crawl space, basement, attic, porch, etc.
27. If windows are at or below grade, install window wells and covers.
28. Have clear access to attic, crawl space, heating system, garage, and other areas that will need to be inspected.
29. If the house is vacant, make sure that all utilities are turned on, including water, electric, water heater, furnace, air condition, and breakers in the main panel.