

Preparing A House For A Home Inspection

The list 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 normal 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 and debris from the roof.
3. Divert all water away from the house; i.e. downspouts, sump pump, condensation drains, and the like. 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 tuck point masonry chimney caps. Install metal flue cap.
8. Clean or replace HVAC filter. Clean dirty air returns and plenum.
9. Tuck Point any failing mortar joints in brick or block.
10. Test all smoke detectors, ensure they are in safe working condition (replace batteries if needed). Make sure that you have carbon monoxide detectors in safe working condition as required by law.
11. Have the chimney, fireplace or wood stove cleaned and provide the buyer with a copy of the cleaning record.
12. Seal masonry walls in the basement.
13. Don't do quick cheap repairs. You may raise questions that will unfairly cause great concern to buyers and inspectors.
14. Ensure that all doors and windows are in proper operating condition, including repairing or replacing any cracked windowpanes.
15. Ensure that all plumbing fixtures (toilet, tub, shower, and sinks) are in proper working condition. Check for and fix any leaks. Caulk around fixtures if necessary.
16. Install GFCI receptacles near all water sources. Test all present GFCI receptacles for proper operation.

17. Check sump pump for proper operation.
18. Replace any burned out light bulbs.
19. Remove rotting wood and/or firewood from the house.
20. Install proper vapor barrier in crawl spaces.
21. Caulk all exterior wall penetrations.
22. Check to ensure that the crawl space is dry and install a proper vapor barrier if necessary. Remove any visible moisture from crawl space. Moisture levels in wood should be below 18% to deter rot and mildew.
23. Check that bath vents are properly vented and in working condition.
24. Remove paints, solvents, gas and similar materials from crawl space, basement, attic, porch, and so forth.
25. If windows are at or below grade, install window wells and covers.
26. Have clear access to attic, crawl space, heating system, garage and other areas that will need to be inspected.
27. If the house is vacant, make sure that all utilities are turned on, including water, electric, water heater, furnace, air conditioning and breaks in the main panel.