

# Home Inspection Checklist

## Items to Address to Prepare for a Home Inspection.

Make sure there is clear access to all attic, crawlspace, heat systems, garage and other areas of the home so the inspector may freely inspect the premises. All utilities need to be turned on so all systems of the house can be properly evaluated. The inspector will be evaluating all heating, plumbing, electrical systems, and appliances as well as other issues of the home. There are many items that a seller can take care of with little cost. Some of these items will indicate to the home inspector and buyer that the house has been well maintained. It is recommended that you don't perform quick, cheap or poor quality repairs. This could result in an inspector thinking an amateur has done the work and can result in the inspector further scrutinizing the house.

<u>Exterior</u>	<u>Completed</u>
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Remove soil/mulch from contact with siding – should be six or more inches of clearance	_____
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Clean out dirty gutters or debris from the roof	_____
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Divert all water away from house - grade should slope away from the structure	_____
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Downspouts	_____
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sump pump	_____
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condensation drain	_____
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Check grading under deck	_____
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Clean out basement entry drains	_____
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Trim trees, roots and bushes back from foundation, roof, siding, and chimney	_____
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Paint all weathered exterior wood	_____
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Caulk around trim, chimneys, windows and doors	_____
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Seal asphalt driveways if cracking	_____
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Seal or point up masonry chimney caps. Install metal fluecap.	_____
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Point up any failing mortar joints in brick or block	_____
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Remove rotting wood, and or firewood from contact with house	_____
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Caulk all exterior wall penetrations	_____
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Replace missing or damaged window and door screens	_____
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Replace broken panes of glass or windows with damaged seals	_____
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<u>Interior</u>	<u>Completed</u>
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Clean or replace HVAC filter	_____
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Clean dirty air returns and plenum	_____
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Test all smoke detectors – replace batteries	_____
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Check and/or update attic ventilation if none is present	_____
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Clean and service chimney, fireplace, or woodstove (provide a copy for buyer) \_\_\_\_\_

Seal masonry walls in basement if old stains are present \_\_\_\_\_

Make all windows and doors work properly, open and close and latch or lock properly \_\_\_\_\_

Check all plumbing fixtures, toilets, tubs, showers, and sinks. They must be in proper working condition.  
Repair to correct any leaks \_\_\_\_\_

Install GFCI receptacles near all appropriate areas \_\_\_\_\_

Test all present GFCI receptacles for proper operation \_\_\_\_\_

Check sump pump for proper operation, inspect condition of crock (pit) and drain-tile if present  
Peroxide in sump pump or condensate drain will reduce odors and bacteria. \_\_\_\_\_

Replace any burned out light bulbs \_\_\_\_\_

Caulk all tub/shower fixtures \_\_\_\_\_

Caulk along tub/floor, tub/walls, tub/shower/glass doors \_\_\_\_\_

Check that crawlspace is dry and install a proper vapor barrier.  
Remove any visible moisture from crawlspace. Moisture levels in wood  
should be below 20% to deter rot and mildew. \_\_\_\_\_

Check that bath vents are properly vented \_\_\_\_\_

Remove paints, solvents, gas, etc. from crawlspace, basement, attic, porch, etc. \_\_\_\_\_

Check that toilets are very secure to floor \_\_\_\_\_

Check that toilets are not condensating or cracked \_\_\_\_\_

Where windows are at or below grade install window wells and covers \_\_\_\_\_

Secure loose stair railings \_\_\_\_\_

Tighten all door knobs and hinges in kitchen cabinets and throughout house \_\_\_\_\_

This list may not address all items evaluated by the inspector but it will go a long way to making the home inspection go more smoothly. Also, be aware of certain product failures such as EIFS (Synthetic Stucco), aluminum wiring, polybutylene, FPE Panels, (Federal Pacific Stab-Lok) Omega sprinkler heads, and FRT Plywood. An inspector will point these items out to a buyer. These items are historically a bit costly to address. Many sellers may not realize if these products are in their home. If these products are present, there is a strong possibility that a buyer may look for them to be corrected by a seller due to the high rate of failure of these products.