

PREPARE YOUR HOME FOR A HOME INSPECTION

The following items reflect areas of your home that are typically looked at by a certified home inspector (ASHI® .. American Society of Home Inspectors). In some instances, if not given proper attention to prior to the inspection, they may become issues to be resolved as a result of the Inspection Condition of the contract. Take a moment to review this check-list and make necessary corrections as needed.

- Add downspout extensions of 4” flexible tubing 5’ from the house to control basement seepage.
- Maintain a positive grade of dirt approximately 3’ away from the foundation to direct water away from the house.
- 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 rustoleum.
- Caulk windows and door thresholds with a silicone/latex caulk.
- Freshly paint the front door, windows, trim and shutter for curb appeal.
- Put down fresh bark/rock and add flowers to brighten up the front yard.
- Repair floor squeaks by screwing the sub-floor to the joist.
- Have the furnace and air conditioning unit(s) serviced by a licensed contractor; check for gas leaks, heat exchanger problems ... Get a written report.
- Repair leaky faucets, loose toilets, plumbing leaks and re-caulk the tub/shower with a silicone tub and tile caulk.
- Clean ashes from the fireplace and check the firebrick for cracks and the condition of the flue and damper. Have a chimney sweep clean the area if there is more than 1/3” of creosote.
- Patch cosmetic sheet rock cracks with spackling compound. Touch-up paint.
- Check windows for proper operation.
- In crawl spaces add 6 mil polyethylene over exposed dirt as a vapor barrier and radon gas deterrent.
- Check all exhaust fans, whole house fans, ceiling fans and attic fans for operation.