



## PREPARING THE HOME FOR INSPECTION

Many of these items may be taken care of with little or no cost. Some of these items will indicate to the home inspector and buyer that the house has been maintained. Do not do quick cheap repairs. The inspector will be suspicious of amateur work and will tend to take a closer look at the house.

- Clean out gutters.
- Divert all water away from the house (i.e. downspouts, sump pump, condensation drain, etc.) Grade should taper away from the structure.
- Trim trees and bushes back from the foundation, roof, siding, and chimney.
- Paint all exterior wood and caulk around trim, chimneys, windows, and doors. Replace rotted wood if applicable.
- Seal asphalt driveways if needed.
- Seal or point up masonry chimney caps. Install metal flue cap.
- Clean or replace HVAC filter, clean air returns.
- Point up any failing mortar joints in brick or block.
- Test all smoke detectors.
- Update attic ventilation, if needed.
- Clean the chimney, fireplace, or wood stove.
- Seal masonry walls in basement.
- Get all windows and doors into proper operating condition. Make sure all doors, especially closet doors, open and close with ease.
- Put all plumbing fixtures (toilet, tub, shower, sinks) into proper working condition. Look for any leaks.
- Install GFCI receptacles near all water sources.
- Check sump pump for proper operation.
- Replace any burned out lights.
- Remove firewood from contact with the house.
- Proper grading is recommended under deck.
- Proper vapor barrier in crawlspace.
- Caulk all exterior wall penetrations.
- Caulk all tub/shower fixtures.
- Caulk along tub/floor, tub/walls, tub/shower/glass doors.
- Remove any visible moisture from the crawlspace. Moisture levels in wood should be below 18% to deter rot and mildew.
- Check that bath vents are properly vented.
- Remove points, solvents, gas, etc. from the crawlspace, basement, attic, porch, etc.
- Check that toilets are secured to floor.
- Expose all attic and/or crawlspace access.