PREPARE FOR INSPECTION

HOLLI CLEM
GUIDING YOU HOME

Nearly all Buyers will have a professional inspection performed during Due Diligence to ensure the structure is good and the mechanical, electric, and plumbing systems are working properly. Below are common inspection items you can review to prevent a lengthy report and additional negotiations.

MINIMUM TASKS

- Install new HVAC filters
- Replace burned out light bulbs

INTERIOR

○	Make sure interior doors, door locks, and windows are operating properly - especially bedroom windows which must open for emergency/fire egress.
○	If any windows have condensation, have seals replaced. (Condensation forms in double-pane windows when the inside seal is broken).

KITCHEN & BATH

○	Repair or replace leaky faucets and shower heads. Most simply require a new rubber o-ring and/or plumbers tape.
○	Inspect for leaks under sinks and repair as needed.
○	Look for possible water damage or wood rot around toilets, showers and tubs.
○	Make sure all grout and caulking is in good condition, including where toilets, tubs & showers meet the floor.

HEATING & COOLING

○	Clean any visible dust from HVAC vents.
○	Make sure all debris and landscaping is cleared away from exterior AC units.
○	Change all filters and ensure they are installed properly.
○	Have unit serviced if it does not seem to be blowing cold/hot air. The inspector will test the air temperatures with a digital thermometer.

ELECTRICAL

○	Confirm all light switches are functioning.
○	Confirm all kitchen & bath counter areas have working GFCI outlets.
○	Confirm all fans, heaters, and appliances are working properly.
○	Test smoke detectors and replace as needed. Industry standard suggests replacing them every 10 years.

ROOF & GUTTERS

○	Clear debris from the roof with a broom or leaf-blower.
○	Properly repair any damaged/missing roof shingles.
○	Clean out gutters and repair any damaged areas.
○	Make sure downspouts have proper extensions and are diverted away from the home with elbows & splash blocks where needed. Water should always flow away from the home.

GARAGE

○	Make sure garage doors are operating properly, including auto-reverse function. Adjust or have serviced as needed.

EXTERIOR

○	Push dirt/mulch down & away from siding or stucco. There should be 4-6" of clearance beneath the siding of the house.
○	Trim plant and tree growth away from the house at least 12".
○	Move stored items away from the structure, especially anything that absorbs moisture like firewood. This can attracts unwanted pests.
○	Repair/replace damaged weather-stripping around doors.
○	Make sure exterior doorknobs & locks are working properly.

ON DAY OF INSPECTION:

SECURE OR REMOVE ALL PETS

MAKE SURE ALL UTILITIES ARE ON

REMOVE ANY LOCKS ON OUTSIDE GATES AND STRUCTURES

BE SURE THERE IS COMPLETE ACCESS TO ALL AREAS & ROOMS, INCLUDING:

- Basement, Attic, Garage & Crawlspace
- All HVAC & Ducts, Water Heaters, Electric Panels and similar equipment