

Sellers: Preparing for a Home Inspection?

When homes come on the market, they are never in perfect shape and most of them have that “lived in” look. The value of a professional home inspection is to confirm the proper working condition of major systems in the home on the day of the inspection. What may seem like minor item to you may be nothing to worry about before the home inspection. By itself, it may not a big issue. The cumulative effect of many small items may indicate poor maintenance practices, or perhaps an indication of a major problem in the making, that is why there is a need to have a professional home inspection. Additionally, it could be very concerning or alarming for a potential buyer. If home sellers knew what to look for, addressing these minor items before the inspection is crucial. Correcting defects before the inspection will help ensure a smoother escrow and contribute to a quick, positive selling experience for you! This is a list of some defects or items most often found during a typical home inspection, consider these items:

FOUNDATION

- Are there cracks in the foundation walls?
- Do window wells have sturdy covers?
- Does the soil slope towards the foundation?
- Is there a proper vapor barrier present in the crawlspace?
- Is there evidence of seepage into the lower level?

EXTERIOR

- Are the gutters and down spouts clean and free from debris and weeds?
- Does any of the siding need repair?
- Are there any missing or damaged roof shingles?
- Is all of the exterior wood trim in good condition?
- Are there any wood surfaces in direct contact with soil?
- Are the sidewalks and driveway in good condition?
- Do windows or doors need caulking?

INTERIOR

- Are any stair railings loose?
- Do all the windows have operable latches or locks?
- Do all of the windows open and close properly?
- Do interior doors stick, or open, close & latch smoothly?
- Do walls or ceilings have cracks or nail pops.
- Does the fireplace chimney damper open and close properly?
- Does the chimney mortar need tuck-pointing?
- Is there sufficient insulation present in the attic?
- Are there any signs of wood destroying insect infestation?

PLUMBING

- Do the interior or exterior faucets leak?
- Are there any drains clogged?
- Is there access to the main water & gas shut off valves?
- Are there water shutoffs at all sinks or tubs?
- Does the drain stopper in sinks and bathtubs work properly?
- Are all the bathtubs and showers caulked properly?
- Are the toilets loose at the floor or at the tank?

ELECTRICAL

- Do all GFCI receptacles operate properly? Do they reset?
- Are receptacles GFCI type, at exterior, unfinished basement, garage, or within 6 feet of water?
- Do smoke/carbon monoxide alarms function when the test button is pressed?
- Do any light bulbs, fluorescent lights, or cosmetic lights need replacing?
- Are any receptacles, switches, or their covers missing, broken, or loose?
- Are all receptacles and switches operating properly?
- Do the electrical junction boxes have covers?
- Does the kitchen exhaust fan work?
- Do the ceiling fans wobble?

HEATING / COOLING/VENTILATION

- Are all air filters clean?
- Is the furnace or A/C components clean or need maintenance?
- Is the outside A/C unit clean & level?
- Is the insulation on refrigerant lines in good condition?
- Do all exhaust fans vent to the exterior?
- Are there appropriate attic vents present?
- Is there an adequate amount of attic insulation present?

From the foundation to the top of the chimney, we check 500+ items in a typical home inspection. Correcting as many items as possible prior to the inspection will reduce many buyer anxieties and produce a less stressful, smoother transaction for you. That is why it is beneficial for everyone to have a professional home inspection.

Our goal: Provide credible information, help find a healthy, safe home for our clients and be available after the transaction. We offer peace of mind. Thank you for allowing us to be of service.

Do you have any questions? Call me directly, anytime at my cell # (815) 931-2233.

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