

# HOME INSPECTION

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USEFUL TIPS FROM PROFESSIONALS

## ACCESS

*Home Inspectors cannot move belongings or assist in doing so. A minimum of 3 feet of clearance around the items below is required to properly inspect them. Please remove any and all boxes, stored items, and debris from around:*

- ☐ Heating and cooling units, water heaters, electrical panels, and fireplaces
- ☐ Bathtub access panels
- ☐ Main water shutoff valve
- ☐ Attic hatch especially when located in a closet
- ☐ Crawlspace entry points - please remove stored items that interfere with access
- ☐ Unlock or leave keys/codes for all locked sheds, utility boxes, doors and exterior driveway or yard gates

## APPLIANCES

*Appliances will be run to test their functionality including appliances not included in the sale (to ensure that the plumbing, venting, and electrical supplies are in working order.)*

- ☐ Washer/Dryer - remove all clothes
- ☐ Stove top/Oven - clean and clear so both may be tested without setting off smoke alarms
- ☐ Dishwasher - dishes may be left in the machine either clean or dirty

## BASEMENT/CRAWLSPACE & STRUCTURAL ISSUES

*Wet basements are common and solutions tend to be expensive*

- ☐ Moisture intrusion can lead to termite and mold related damage
- ☐ Moisture barriers should be installed in dirt crawl spaces
- ☐ Lally columns and footings are permanent and preferable to temporary screw jacks

## DISCLOSURE (or lack thereof)

*Concealed damage often results in a loss of trust and deals that fall apart*

- ☐ Better to disclose leaks than to find a moldy surprise
- ☐ Market ready paint jobs suggest that there may be more concealed damage elsewhere

## EXPECTATIONS

*Ensure buyers have realistic expectations about the inspection process and the home*

- ☐ By statute, we report on items that are not functioning properly, significantly deficient, unsafe, or near the end of their service lives
- ☐ Spending approximately 1% of the value of the home per year is considered normal maintenance. Deferred maintenance happens when this schedule is not maintained.
- ☐ Since all homes are either in a normal or deferred maintenance cycle, buyers should expect to be presented with a list of repairs to be performed over time. ...this is normal!

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## ELECTRICAL

***When non-working light bulbs are encountered in permanently installed fixtures, it may be considered that the fixtures themselves are inoperable. Please ensure that:***

- ☐ All permanently installed light fixtures have bulbs
- ☐ All light bulbs are operable including those in the crawlspace, attic and furnace rooms
- ☐ All open junction boxes, switches, receptacles, and splice wire connections are in covered electrical boxes
- ☐ GFCI's are operable and installed where required

## HVAC SYSTEM

***Almost everyone has a maintenance contract so use it prior to the sale! Please ensure that:***

- ☐ Equipment is properly tuned, leak free, and air filters and missing filter covers are replaced
- ☐ Equipment cabinets are cleaned and free of soot, dirt and corrosion
- ☐ Ductwork leaks are corrected
- ☐ System humidifiers are winterized or summarized
- ☐ Foliage is cut back from exterior equipment to allow for access

## PETS

***We love pets have much work to do while at the home. Prior to our arrival, please:***

- ☐ Secure inside pets in crates. Secure those left outside in a gated area away from the home if possible
- ☐ When possible, take your pets with you if you plan to leave during the home inspection
- ☐ Consider boarding pets elsewhere for the day

## PLUMBING

***Don't overlook these items (many of which are easily repaired):***

- ☐ Leaking or dripping faucets
- ☐ Loose or leaking toilets
- ☐ Leaking water heaters
- ☐ Older plumbing systems where there is evidence of past leaks

## ROOFING

***The items below will be noted on the report and buyers will often ask for more than the repair is worth:***

- ☐ Repair or replace damaged or missing shingles and flashing
- ☐ Clean full gutters and replace sections that are loose, damaged, or missing
- ☐ Repair leaks and chimney defects permanently rather than attempting to patch them with caulk or tar

## SEPTIC

- ☐ ***If a septic is scheduled to be inspected during the home inspection, please:*** clearly mark or otherwise communicate to the buyer the location of the tank and fields. A simple sketch will also suffice.

## UTILITIES

***When we encounter electrical circuit breakers, unlit pilot lights, or water and fuel supply valves that have been shut off, we assume that they are that way for a reason and will not attempt to activate them. Please ensure that:***

- ☐ Public utilities (electric, gas, water) are all ON
- ☐ Systems have enough fuel to be run (oil or gas) and that supply valves are OPEN
- ☐ Pilot lights on stoves, furnaces and water heaters are LIT
- ☐ Circuit breakers are ON