

“Thank you, Larry. Had we not taken your advice and prepared our home for inspection, we would have lost the buyer, market time, and thousands of dollars. By fixing what needed fixing before the inspection, the list from the inspector was short, with only simple items. The Inspector told the buyers that they were buying a well-maintained home in excellent condition. This wouldn’t have been the case, had we not taken your advice.”

Ed and Silvia Hanover



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things to do

to prepare your home for inspection



By preparing your home well before the inspection, you can save yourself from having to correct or repair items at a time when you can least afford it — right before moving. Many of the items listed below can be done at little or no cost and should be part of a regular maintenance program for any home.

exterior

- Remove soil or mulch from contact with siding. Six or more inches of clearance is best.
- Clean dirty gutters and any debris from the roof.
- Check to see that all water from downspouts, sump pump, and basement drains are diverted away from the house.
- Trim trees, roots, and bushes back from the foundation, roof, siding, and chimney.
- Paint all weathered exterior wood and caulk around the trim, chimney, windows, and doors.
- Repair any failing mortar in brick.
- Remove wood and/or firewood from any contact with the house.



doors, windows, basement, crawl space, attic

- Check that the crawl space is dry and install a proper vapor barrier, if necessary.
- Remove paint, solvents, gas, and wood.
- Make sure attic ventilation is intact.
- Ensure that all doors and windows are in proper operating condition, including repairing or replacing any cracked or leaking window panes.

interior

- Clean or replace heating and cooling filters, and clean dirty air returns.
- Make sure smoke detectors are working.
- Have the chimney, fireplace, or wood stove serviced and provide the buyer a copy of the cleaning record.
- Test all smoke detectors to ensure that they are working.
- Have clear access to attic, crawl space, heating system, hot water heater and circuit breaker box.
- Ensure ready access to all rooms by clearing furniture, boxes, toys, clothes and other personal items.
- Even if the house is vacant, make sure that the utilities are turned on.
- Replace any burned out light bulbs.

kitchen and bathrooms

- Ensure that all plumbing fixtures such as the toilet, tub, shower, and sinks are in proper working condition. Fix any leaks and caulk around fixtures if necessary.
- Ensure GFI receptacles are functional.
- Check that bathroom vents are properly vented and in working condition.
- Clear out areas under sinks so that they can be inspected.

