



25 Tips To Prepare Your Home For A Home Inspection

1. Remove grade or mulch from contact with siding. (Six (6) or more inches of clearance is preferred.
2. Clean out dirty gutters/debris from the roof.
3. Divert all water away from your home i.e. downspouts, sump pump. Grade should slope away from your home.
4. Trim trees/shrubs/bushes back from your foundation, roof, siding and chimney.
5. Scrape and paint all weathered exterior wood and caulk around trim, chimney, windows and doors.
6. Seal asphalt driveways, parge concrete steps/driveways if cracking. Jack up sinking concrete.
7. Point up deteriorating bricks or blocks, seal or point up chimney caps. Install metal flue cap.
8. Clean or replace as necessary, humidification, furnace and HVAC filters. Clean dirty air returns & ducts, service the furnace/air conditioner.
9. Test all smoke/carbon monoxide detectors. Repair or replace defective ones. Replace batteries.
10. Update attic ventilation if none present, clear any obstructions from existing vents.
11. Have fireplace/wood-stove chimney inspected & cleaned.
12. Do not do "cheap" repairs. This can raise a concern with buyers & inspectors as to the care placed by you in maintenance.
13. Check that all doors and windows are in good operating condition. Replace any torn screens, cracked windows.
14. Check all plumbing fixtures (toilet, tub, shower & sinks). Ensure all are in good working condition. Fix any leaks, replace toilet wax seals as necessary, replace damaged caulking, repair any chipped finishes.
15. Ensure that GFCI (ground fault circuit interrupter) plugs are installed at ALL locations where there is water i.e. bathroom, kitchen, outside plugs, laundry room (if sink).
16. Ensure that the sump pump is in good working condition. Ensure the discharge pipe is properly secured and leads away from your home (not into neighboring property).
17. Replace any burned out light bulbs.
18. Remove any debris, rotting wood or firewood from the property.
19. Ensure proper grading under deck (slope away from the foundation) and remove any debris.
20. Install proper vapor barrier in crawl spaces, basement walls. Remove any moisture from the crawl/basement with a dehumidifier or moisture bag. Remove any mould/mildew with proper solution. If rot is present have it professionally inspected.
21. Ensure that bathroom vents are in good working order. If none present, install one in all bathrooms that have a tub or shower.
22. Remove paints, solvents, gas, and other combustibles from basements attics, porches and crawl spaces.
23. If windows are below grade, install window wells and covers.
24. Have clear access to crawl space, attic, heating, electrical, plumbing and garage spaces for the inspection.
25. If your home will be vacant, ensure that all utilities are turned on for the inspection, including water heater, furnace, water, air conditioner (in season), and breakers in the main panel.