

## Preparing Your Home for a Home Inspection:

- Remove grade or mulch from contact with siding. *Preferably 6 or more inches of clearance.*
- Clean out dirty gutters or debris from the roof.
- Divert all water away from house, i.e. downspouts, sump pump, condensation drain, etc.
- Grade should slope away from structure. Clean out basement entry drains.
- Trim trees, roots and bushes back from foundation, roof, siding, and chimney.
- Paint all weathered exterior wood, and caulk around trim, chimneys, windows and doors.
- Seal asphalt driveways if cracking.
- Seal or point up masonry chimney caps. Install metal flue cap.
- Clean or replace HVAC filter. Clean dirty air returns and plenum.
- Point up any failing mortar joints in brick or block.
- Test all smoke detectors.
- Update attic ventilation if none is present.
- Clean chimney, fireplace, or woodstove (provide a copy for buyer).
- Seal masonry walls in basement.
- Don't do quick cheap repairs, i.e. (giant caulk repairs) this will clue in an Inspector that amateur work has been done and will tend to make him/her look closer at the house.
- Get all windows and doors in proper operating condition, including any cracked windows.
- Put all plumbing fixtures, toilet, tub, shower, sinks, in proper working condition. Look for any leaks.
- Install GFCI receptacles near all water sources, test all present GFCI receptacles for proper operation.
- Check sump pump for proper operation.
- Replace any burned out light bulbs.
- Remove rotting wood, firewood from contact with house.
- Proper grading recommended under deck.
- Check that crawlspace is dry and install a proper vapor barrier.
- Caulk all exterior wall penetrations.
- Caulk all tub/shower fixtures.
- Caulk along tub/floor, tub/walls, tub/shower/glass doors.
- Remove any visible moisture from crawlspace. Moisture levels in wood should be below 18%, to deter rot and mildew.
- Check that bath vents are properly vented.
- Remove paints, solvents, gas, etc. from crawlspace, basement, attic, porch, etc.
- Check that toilets are secure to floor.
- Where windows are at or below grade install window wells and covers.
- Remove grade from contact with foundation vents.
- Have clear access to all attic, crawlspace, heat systems, garage and other areas that will need to be inspected.

### If house is vacant be sure all utilities are turned on:

- Water
- Electric
- Water Heater
- Furnace/Air Conditioning
- Breakers in main panel

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