



Top 10 items that come up in a home inspection

Be pro-active and not reactive. This will cost you less in the long run.

1. Grade and soil levels - The grade around the home should slope away from the home. Ideally the wood siding or brick should not be touching soil.

2. AC system - I'd recommend that you get your AC serviced before you put the home on the market. Replace all air filters.

3. Foundation - Homes will settle and move due to our soil. Look for cracks in brick veneer and/or foundation, and cracks in sheetrock over doors/windows.

4. Roof - Brittle, cracked, curled ends, and/or excessive granular loss of shingles. Tree limbs in contact with roof should be cut back. *There are certain loans that require that the roof have at least a certain number of years of life.*

5. Inadequate insulation and ventilation in attic. Poor insulation and poor ventilation cause excessive utility costs. Fan ventilation systems (bathrooms) should vent outside and not into the attic.

6. Wood Rot - Look for wood rot in soffits, garage door frame, exterior door frames, siding and around windows. *Note that there are certain loans that will now allow any wood rot.*

7. Deferred maintenance - Example include: Cracked caulking (interior and exterior), broken windows, peeling or cracked paint, ripped window screens, rotten siding, and visible water damage stains, etc.

8. Attic Access - Look for missing nails / lag bolts. Stairway to attic that are not sealed, and inadequate attic walkway and/or platform to mechanical equipment in attic.

9. Faulty plumbing—inadequate water pressure, slow drains, active leaks or signs of previous leaks on ceilings. The Temperature pressure relief valve on the water heater should be replaced every 3 years. This is rarely done and it pops up on almost every inspection report.

10. Electrical - Non-operable light fixtures and electrical outlets. GFCI outlets in wet areas.

Repair - Replace - Remove

Remember that you don't always have to repair or replace an item. If it's not a major home component (think cosmetic items), just remove them.



Schedule a **FREE** home seller's consultation today
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832.418.0670



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