

Home Inspection Checklist

Your Comprehensive Pre-Listing Inspection Checklist



My job as your agent is to help you sell your home for the most amount of money, in the shortest time frame. We can secure a buyer for the perfect price and it can all go down the drain after the buyer completes their inspections.

The truth is that no one likes surprises when selling a home. As a seller you have two options, you can hire an inspector to complete a pre-listing inspection. This way you have an opportunity to fix any major issues before you list the property. Alternatively, you can walk around your home and address issues that you personally find wrong.

Please note: There are no mandatory repairs, other than lender required repairs. Homes here are sold as-is. That said, buyers will try to negotiate repairs, credits or price reductions once they are aware of the home's potential problems. Please note that we are also a full disclosure state so if you know there is a problem, you must disclose it. So, you either negotiate with your current buyer or you disclose it to future buyers if the contract falls through.

Spending some time to get your home ready will save you money in the future.

The following pages will list some of the most common items that come up during a home inspection. **This list is not all encompassing. I am not a home inspector. If you have questions or concerns please consult a specialist.**

Lender required repairs: These are repairs that a lender will make as a condition of funding. That means, repairs must be done in order for the bank to grant the loan. The types of repairs will vary a bit based on the type of loan. FHA, VA and USDA are typically the strictest. *Cosmetic issues, are not an issue. Lenders are most concerned with anything that will affect health and safety.*

Typical lender required repairs:

1. Home built before 78: peeling paint anywhere throughout the home
2. Structural issues such as roof and foundation. Some loans want to know that the roof has a certain number of years left before replacement is necessary.
3. Active termite or termite damage
4. Wood rot or exposed unpainted wood.
5. Missing flooring
6. Missing stair rails or broken stairs
7. Active water leaks
8. Exposed wiring or old faulty wiring.
9. Large concrete cracks that might be a tripping hazard.
10. Missing or non-working Carbon Monoxide Monitors and Fire Alarms

General:

- Windows:** Check that they open and close easily. Any broken panes? Are there missing or broken screens? Check the caulking around the windows. If the caulking is cracking and pulling away, recaulk the area. Make sure to check outside and inside the home. If there is a gap, water can get in. Check the wood frame around the window. Is there wood rot or mold? Check the lintels. Are they rusted?



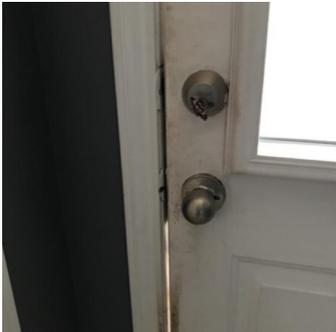
- Floors (tile, wood, laminate and vinyl):** Any creaking? Obvious unevenness? Place a marble on the floor and see if it rolls to check for a slant. (Do the marble test in multiple locations in the house). Are there any cracked tiles or broken wood/laminate flooring? Missing flooring?



- Floors (carpet):** Is the carpet worn? Are there areas that need to be stretched? Loose carpet can be a tripping hazard. How is the overall condition? All carpet would benefit from a deep cleaning.



- Doors (interior and exterior):** Check that all doors open and close completely and without resistance. Do the locks work properly? Look at the overall door and frame. Is there any wood rot? Close the door and look for light. Check the weather stripping.



- Lights (interior and exterior):** Turn on every light switch to make sure they work. (Note: If the home is unoccupied and the power is turned off, have the utilities turned on before the property is listed). Replace burned out bulbs. Are there any broken light fixtures?
- Stairs:** Walk up and down the stairs and touch every spindle on the railing. Do they seem sturdy or wobbly? Do the stairs creak? Are any parts missing? Are the spindles too far apart?

- Walls (interior):** Any holes? Marked up or peeling paint? Do you have any damaged wallpaper? Any signs of water damage? Cracks in the sheetrock?



- Trim and crown molding:** Any damaged or missing pieces? Any peeling or chipped paint?

- Outlets:** Test all the outlets. Use a lamp and plug the lamp into each outlet.

- Furnace and HVAC:** Look at the furnace and HVAC. Are there any stickers that indicate the installation date? This will be handy later. Have both these items serviced and make sure to change the filter. Check to see if there is any standing water in the pan under the AC component in the attic. Is there rust in the pan? Note: HVAC system typically lasts 15-25 years.



- Water Heater:** Do you have hot water? Is the water heater on a pan? Does it make a rattling noise or does it smell? (sediment build-up). Check for water around the base of the water heater. Is there rust? Any stickers on the water heater that indicate installation date? Have the T&P valve changed if it's older than 3 years. Note: a water heater typically lasts 8-10 years.



- Fire Alarms:** Are they present? Is there one located on each floor or level of your home, in each bedroom and in hallways leading to bedrooms?

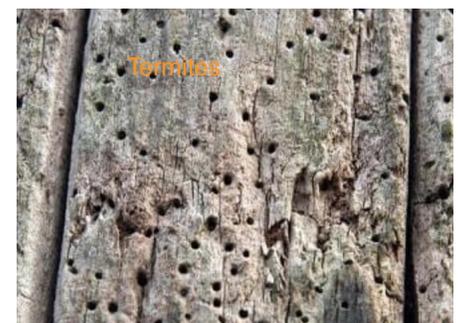
- Dryer vent:** Is the dryer vent clear of lint? Check the vent hose and outside screens.



- GFCI outlets:** Are the outlets near wet areas GFCI outlets?

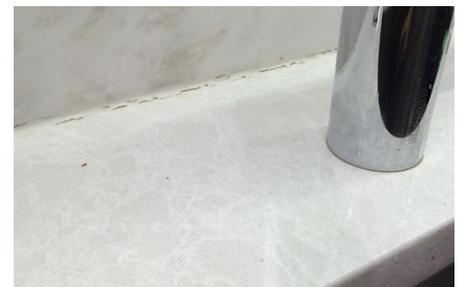
- If your home was built before 1979:** Do you have any peeling paint anywhere around the home? If so, make sure to scrap the peeling paint and touch up the area.

- Pests:** Any signs of pest infestation? Including termites.



Kitchen:

- Cabinets/Drawers:** Open every cabinet and drawer, then close again. Do they move smoothly? Does anything prevent any of the doors or drawers from easy use? Check under the sink for water damage.
- Oven:** Open and inspect the oven. Does the door open slowly, indicating the springs still work? What is the condition of the oven? Turn on the oven to make sure it works.
- Stove:** Turn on each burner on the stove. If gas, turn on and turn off before turning the next one on to make sure they all turn on by themselves, rather than catching the flame from an adjacent burner. If they all work individually, turn them all on to make sure they all work at the same time. If electric, just turn them all on.
- Fridge:** Is the fridge staying with the home? Open the refrigerator/freezer doors. Do they open easily? Is it cooling properly? Does the ice maker and water dispenser work?
- Dishwasher:** Open and inspect the dishwasher. Do the springs work on the dishwasher door? Does it lock properly? Does it have any mineral build up? Clear any clogs and check the filter. Is there any mold?
- Faucet:** Run the water in the sink. How is the pressure? Does the water drain properly? Are there any leaks?
- Garbage Disposal:** Does the garbage disposal run? Is the drain smelly? Run a disposal cleaner.
- Microwave:** Turn it on to see if it works. Is it heating food properly? Does the plate spin? Are all the buttons working?
- Countertops:** Look at the countertop and check for chips and cracks. Do you need seen missing or cracked caulking? Is there is a gap, water will get in.
- Range Hood:** Turn on the range hood fan and light to make sure they work. Peek underneath to check for buildup — this is a commonly overlooked area for cleaning. Change the filter if needed.



Bathrooms:

- Plumbing/Drainage:** Flush the toilet. Fill up the sink and tub and then let the water run out to test for backups or poorly performing drains. Check for leaks from all faucets. Check under the sink for any leaks. Is there any previous water damage that needs to be repaired? Are there any sewer smells?
- Mold:** Is there any visible mold? Treat areas with mold killer. Remove moldy caulk.
- Toilet:** Does it rock or is it solidly on the floor? Is there any running water in the tank? Does the tank flush properly (without holding the handle down)?
- Tub:** Any cracks or chips? Is the faucet leaking? Rust stains? Tip: Bar Keepers friend is a wonderful cleaner that will remove soap scum, mineral build up and more.
- Caulking and grout:** Check the condition. Re-caulk or grout as needed.



Duct tape is not the solution



- Ventilation:** Does the extractor fan work? Is there a window? Does it open and close easily?

Attic:

Odor: What does it smell like? An overpowering odor can be mold, mildew or rodents.

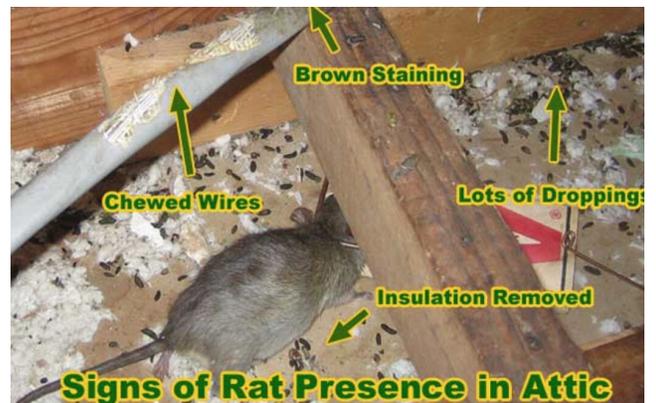
Decking: Does the wood decking have any water stains? Do you see any water damage anywhere around the attic?

Insulation: How does the insulation look? Are you missing any spots? is there any damage? Ideally, you'd like to see 12in of insulation on the attic floor.

Mold: Do you see mold present in the attic? Is the insulation covering the air vents?

Pests: Are there any signs of pests in the attic? Do you see droppings? Rodents will eat through wires and love to nest in insulation.

Air Ducts: Are the air ducts damaged or smashed? Are they laying on the insulation? Are there ducts that terminate into the attic?



Source: <https://atticrew.com/>



Exterior:

- Sprinkler:** Turn on the sprinkler system. Make sure all the sprinkler heads are working properly. Are there sprinkler head that continue to leak after they are off?



- Fence:** Walk the fence to check for loose boards and the overall sturdiness

- Wood Rot:** Any wood rot around the door frames or around the home? Look at all the soffits and fascia. Is there any rot on wood siding? Wood rot can cause you problems with buyer finance.



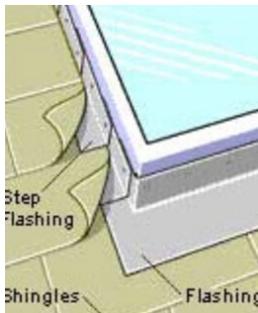
- Roof:** Check roof for missing, curling and buckling shingles. Granular loss. Items attached to the roof, like satellite dishes can cause leaks. Typical lifespan of 15 to 25 years.



- Soffits and Fascias:** Don't overlook the soffits and fascias for wood rot and peeling paint.



- Flashing:** flashing are sheets metal used in waterproofing. They are used between the transition of materials in your home. Is it rusted or lifting?



- Paint:** Does the paint need to be touched up?

- Foundation:** Look around the home and check for any cracks in the foundation. Is there any exposed rebar? Does the soil slope away from the foundation (this would be the goal)? Can you see the foundation or is it covered by soil or plants? Is the home on pier and beams? If so, do you have 18in clearance?





Signs of previous foundation repairs



Typically signs of foundation issues



4in clearance between soil and brick is missing



Should slope away from the foundation

- Gutters:** Are the gutters secured? Are there any leaks? Missing pieces? Do you have a garden growing in the gutters? Take the time to clean the gutters and check the condition. Is water draining away from the home, not near the foundation.



Window Screens: Are the screens in good condition? Any missing screens?

Driveway and sidewalks: Are there any cracks? Do they exceed 1 in (trip hazard)



Breaker box: is the panel labeled? Does the cover open and close properly? Leave electrical work to the electricians but if you see melted wiring, get it checked out.



Brick and mortar: Are there any cracks in the brick and mortar? Pay special attention to the areas near the windows.



Pest Damage: Pest can damage your home. Termite and carpenter ants like to munch on wood.



- **Exterior Caulking:** Anywhere two materials meet, it should be caulked. Gaps or cracks should also be caulked. Moisture intrusion causes so many problems.



A Great First Step

This DIY inspection is a great first step to listing your home. This should not replace a professional pre-listing inspection. This gives you the opportunity to address any issues in advance. No one likes surprises!

If you would like a professional Price Analysis of your home, contact me directly at:

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