

Preparing Your Home for an Inspection

Before the Inspection

Exterior

- Make sure all the dirt and landscaping material is away from the side of the house. There should be 4-6 inches of clearance from the side of the house.
- Plant growth should be cut back away from the house at least 10-12 inches.
- Any stored items should be moved as far away from the structure; stored firewood in particular should be moved as far away from the house as is reasonable.
- Check the siding and trim for any damages and repair as needed.
- Repair any missing caulking around doors, windows and over nail heads.
- Make sure all exterior doors and door knobs/deadbolts are operating properly. You may wish to repair any damaged weather stripping.

Roofing and Gutters

- Clean all moss and debris off the roof. Use a pressure washer only if absolutely necessary. A broom or blower is preferred.
- Repair any damaged or missing roofing. Avoid using mastic or caulking as a repair as it is considered a temporary repair only and may be called out by the inspector.
- Clean out gutters and repair any damages to the gutters such as rust through or sagging.
- Make sure all downspouts are properly diverted away from the house, either with elbows and splash blocks or drain lies.

Garage

- Check the garage door opener and adjust it as needed so it properly reverses against pressure.
- Make sure the garage door itself is operating properly and repair as needed.
- If the home is newer with a solid core, self-closing door to the interior, make sure the door closes and seals properly by itself, with the weather stripping intact.

Kitchen, Utility and Bathrooms

- Check for leaks under the sinks and around the faucets, repairing as needed.
- Look for possibly floor damage around toilets and adjacent to tubs and showers. If found, damages may need further evaluation by a contractor.
- Make sure that all grout and caulking is in good repair. This includes tub and shower surrounds along the floor in front of tubs and showers.
- Check to be sure all fixtures, fans and appliances are working properly.

Interior and Attic

- Check interior doors and windows to make sure they are operating properly. This is particularly important for bedroom windows.
- Make sure smoke detectors are in place and functional.
- Removed any stored items from the attic space. Check to be sure all fan ducts are properly connected and venting outside the attic space. Repair if not.

Electrical

- Make sure all light switches are functional and any burned out light bulbs replaced.

Plumbing

- Check your water heater for any leaking or damage. If present, repair or replacement may be needed.
- If missing, install proper rated earthquake strapping to water heater.
- Make sure the water heater pilot light is on.
- Repair any plumbing leaks found in the crawl space.

Heating and Cooling

- Inspect your furnace filter and change, or clean, if dirty.
- Regarding air conditioning, make sure all debris is cleaned away from the exterior compressor.
- Regarding a gas-fired appliance, which utilizes a pilot light, such as a gas log fireplace or older furnace, make sure the pilot light is on. The pilot light may have been turned off for summer or if the house has been vacant.

Crawl Space

- Remove any wood, concrete, and cardboard debris.
- Remove or replace any damaged, fallen floor insulation.
- Make sure crawl space is fully covered with plastic. Only use 6 mil black plastic if adding more.
- Repair or replace crawl space access. Cover if it is decayed or damaged.
- Reconnect any disconnected heat ducts.
- Repair any damaged foundation vent screens and make sure all foundation vents are clear. Use only ¼ inch galvanized hardware cloth for repair. Don't use any louvered type vents.

On the Day of the Inspection

- Make sure all animals are secured.
- Remove any locks on outside gates, which prevent full access to the exterior.
- Make sure all utilities are on.
- Be sure there is total and complete access to the following areas:
 - a. Electrical Panel. (Panel cover will need to be removed)
 - b. Furnace. (Furnace cover will also need to be removed)
 - c. Water Heater (Age of item is encoded in the serial number)
 - d. Attic Spaces. (Inspector will need to access inside attic space)
 - e. Crawl Space. (Especially if it is inside a closet full of stored items)
 - f. All bedrooms and living areas.
 - g. All exterior surfaces, siding, decks, etc...