



Preparing Your Home for an Inspection

As a service to you, we have compiled a checklist of minor items often found in need of repair during a whole house inspection. If repairs are needed, plan to do them before the professional inspection is performed. It will ensure a smoother sale and contribute to a positive home inspection experience.

INTERIOR

- Do wall and ceiling surfaces have holes or cracks that need patching?
- Do all the windows have operable latches?
- Can all the windows be opened and closed properly?
- Do any of the windows have cracked panes or broken seals?
- Do windows need caulking?
- Are any of the windows painted shut?
- Are stair railings loose?
- Are mouldings loose, broken or missing?
- Do interior doors stick, or open and close smoothly?
- Are kitchen or bathroom tiles cracked?
- Can you explain the existence or repair of old water penetration stains on walls and ceilings?
- Does the chimney damper open and close properly?
- Does the chimney need cleaning?
- Does the chimney mortar need pointing?
- Is there insulation present in the attic?
- Is the insulation in the attic blocking attic vents?
- Is there a distracting amount of clutter in any of the rooms that would prevent a thorough inspection?
- Are there any signs of insect infestation?

EXTERIOR

- Are there horizontal or vertical cracks in the foundation walls?
- Does the grading around the house direct rain water away from the foundation?
- Are any roof shingles missing?
- Are the gutters and down spouts connected and secured to the house?
- Are the gutters and down spouts clean and free from debris and weeds?
- Is the exterior wood trim in good condition?
- Is the wood trim around the door in good condition?
- Are there any wood surfaces in direct contact with soil?
- Are stair or porch railings loose?
- Are the wood or concrete steps in good condition?
- Does any of the siding need repair or replacement?
- Are any of the landscape timbers rotted?
- Do the retaining walls or fences need repair?
- Are the sidewalks and driveway in good condition?

