

Sellers! Get Ready For Your Home Inspection

Nothing can kill a home sale like a home inspection.

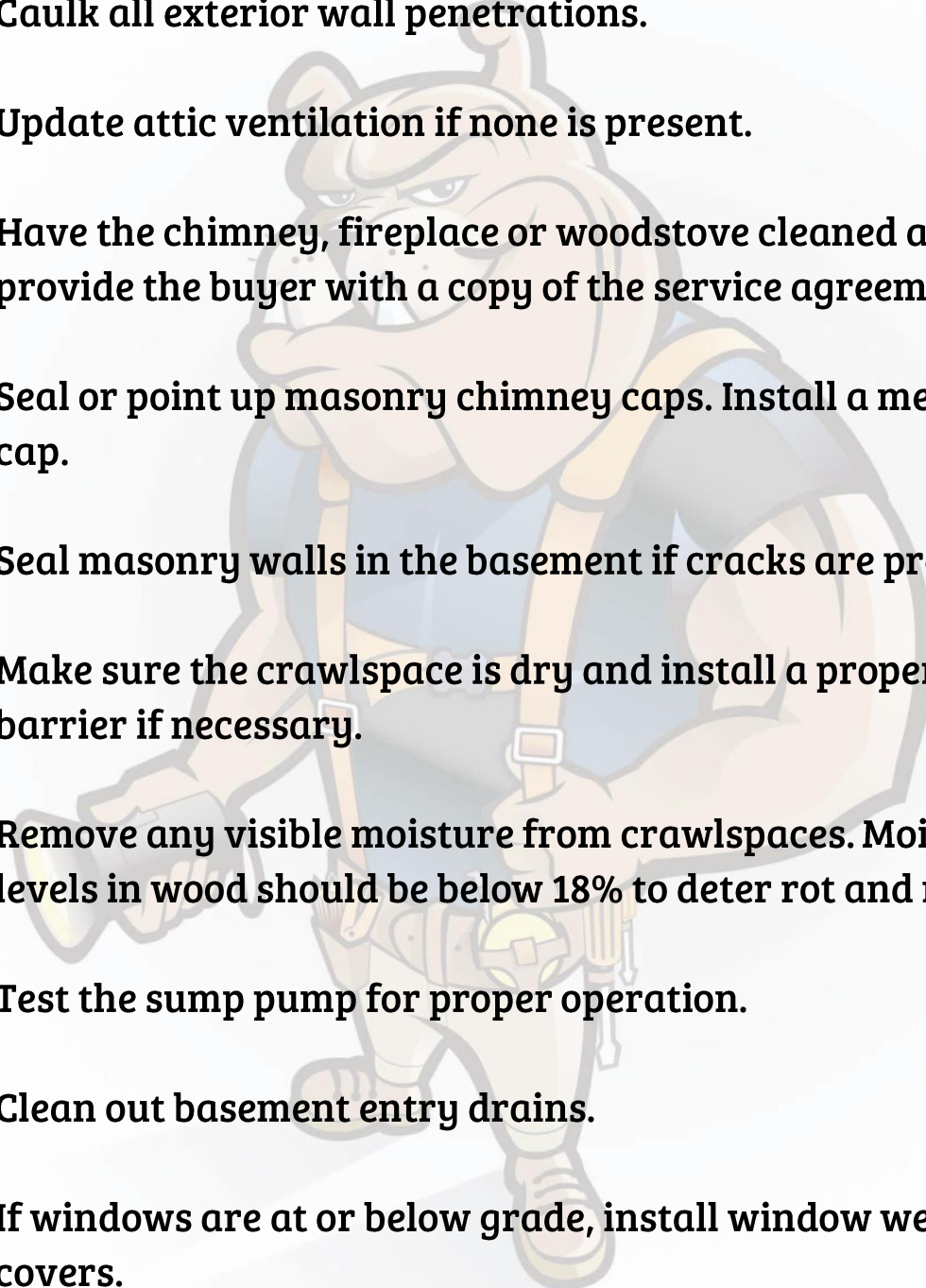
And though you can't stop it from happening, you can definitely do things to make it go smoother.

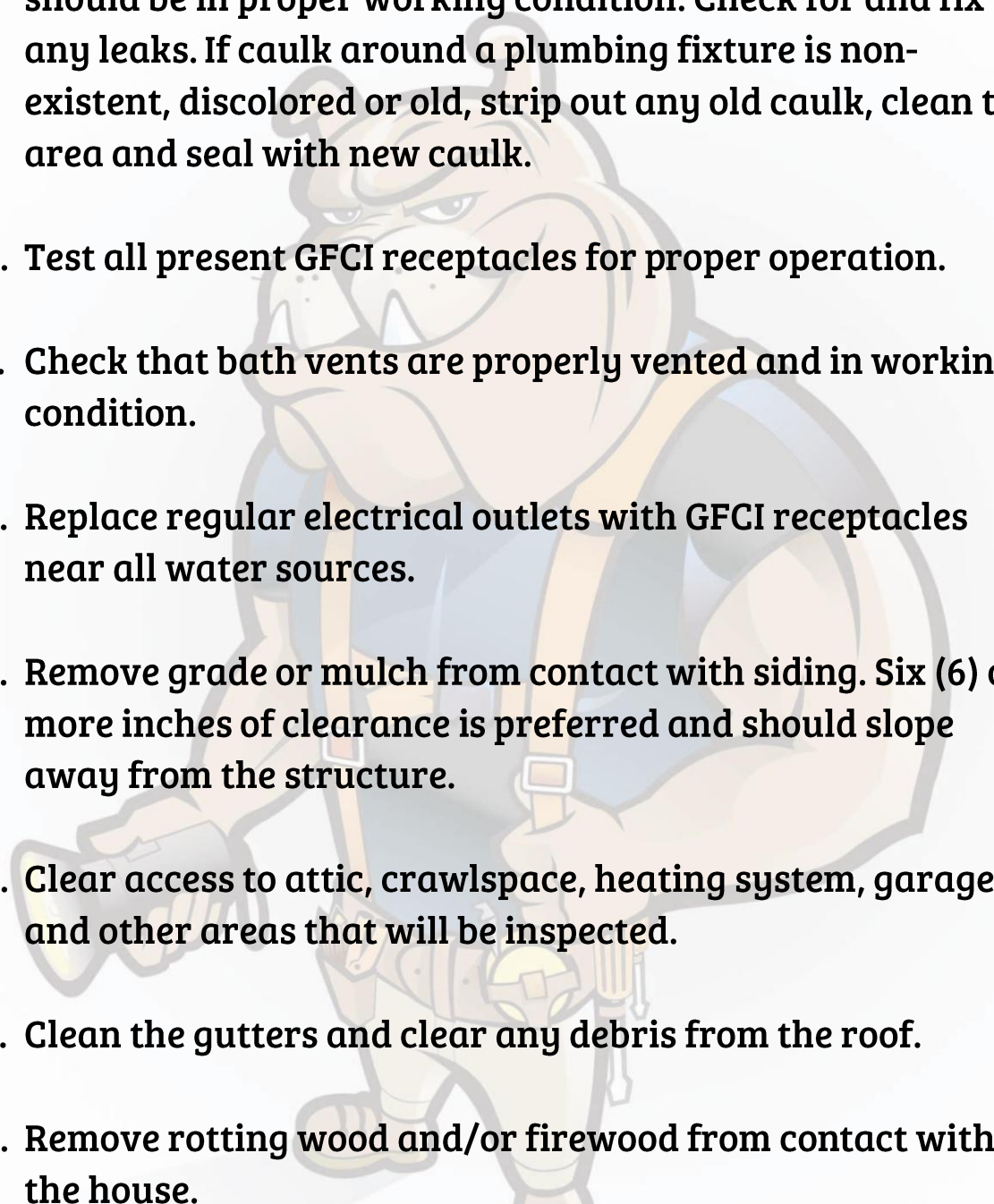
This is list of things commonly found during a home inspection that cost little to no money to correct.

The list begins with tasks that can be performed easily then get progressively more involved.

Because this article may viewed by anyone, we've included some items applicable to other regions.

1. Divert all water away from the house; i.e. downspouts, sump pump drainage, condensation drains, etc.
2. The slope or grade of the property should carry water away from the structure.
3. Ensure that proper grading is followed under a deck.
4. Trim trees, roots and bushes back from the foundation, and away from the roof, siding and chimney.
5. Seal any cracks in an asphalt driveway.

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- 6. Paint any weathered exterior wood and caulk around the trim, windows, door frames and chimney.**
 - 7. Point up any failing mortar joints in brick or block.**
 - 8. Caulk all exterior wall penetrations.**
 - 9. Update attic ventilation if none is present.**
 - 10. Have the chimney, fireplace or woodstove cleaned and provide the buyer with a copy of the service agreement.**
 - 11. Seal or point up masonry chimney caps. Install a metal flue cap.**
 - 12. Seal masonry walls in the basement if cracks are present.**
 - 13. Make sure the crawlspace is dry and install a proper vapor barrier if necessary.**
 - 14. Remove any visible moisture from crawlspaces. Moisture levels in wood should be below 18% to deter rot and mildew.**
 - 15. Test the sump pump for proper operation.**
 - 16. Clean out basement entry drains.**
 - 17. If windows are at or below grade, install window wells and covers.**

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- 18. Make sure all doors and windows are in proper operating condition and replace any cracked windowpanes.**
 - 19. All plumbing fixtures (sinks, tubs, toilets, and showers) should be in proper working condition. Check for and fix any leaks. If caulk around a plumbing fixture is non-existent, discolored or old, strip out any old caulk, clean the area and seal with new caulk.**
 - 20. Test all present GFCI receptacles for proper operation.**
 - 21. Check that bath vents are properly vented and in working condition.**
 - 22. Replace regular electrical outlets with GFCI receptacles near all water sources.**
 - 23. Remove grade or mulch from contact with siding. Six (6) or more inches of clearance is preferred and should slope away from the structure.**
 - 24. Clear access to attic, crawlspace, heating system, garage and other areas that will be inspected.**
 - 25. Clean the gutters and clear any debris from the roof.**
 - 26. Remove rotting wood and/or firewood from contact with the house.**

27. Remove paints, solvents, gas, etc., from crawlspace, basement, attic, porch, etc.
28. Clean or replace the HVAC filter. Clean dirty air returns and vents.
29. Test all smoke detectors to ensure they are in safe working condition.
30. Replace any burned out light bulbs.
31. If the house is vacant, make sure that all utilities are turned on and pilots lit for the inspection. This includes water, electricity and gas.

