

20 ITEMS TO CHECK BEFORE A HOME INSPECTION



We understand how stressful the selling process can be on the homeowner. This checklist will help you ace your home inspection.

by TEAM HOWES REAL ESTATE

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1 WINDOWS & SCREENS

Make sure windows are clean, window tracks are free of debris and screens fit well and don't have rips or tears.

2 PEELING PAINT

Check the interior and exterior of your house for chipping or peeling paint and make correction. FHA, USDA & VA lenders will ask that any peeling/chipped paint be corrected.

3 CRACKED CAULKING

Be sure all caulking is in place and clean.

4 SIDING & TRIM

Pressure wash the exterior of the house. Re-caulk siding and window trim as needed.

5 DECKS & FENCING

Replace warped and rotten boards. Make sure there are no nail heads sticking up. Restain decks and railings. Replace rotten fence boards.

6 DRAINAGE

Fix any drainage issues in the yard like puddling/ponding.

7 GUTTERS

Be sure gutters are clean and downspouts are in good working order. Direct all water away from the foundation.

8 ROOF

Clean moss off the roof and be sure there are no missing shingles. Your roof needs at least 3 to 5 years of life to pass for FHA, VA, & USDA loans.

9 AIR CONDITIONING

Have an HVAC specialist do a tune up and change out the filters.

10 GARAGE DOOR

See that the garage door is working properly and the remote has good batteries. Fix any broken windows in the garage door.

11 WATER HEATER

Make sure the pressure relief valve extends to outside of house & the pipe is heat rated. Have seismic strapping in place.

12 SHOWER & TUBS

Fix any drippy faucets and be sure grout/caulking is clean and in place.

13 CEILING FANS

Make sure they're clean, quiet and level.

14 LIGHT BULBS

Have all the lights on and replace any burnt out or flickering bulbs.

15 ELECTRICAL

Be sure all switch plates are covered and 3 prong receptacles are grounded. All wet areas need ground fault (GFCI) receptacles.

16 PLUMBING

Again check for leaks under sinks, fix drippy faucets. Check for leaky hose bibs outside.

17 TOILETS

Have a clean sturdy toilet seat. Be sure the toilet is not running or loose at the base.

18 SMOKE & CO DETECTORS

Make sure detectors are up to date and have 10 year lithium batteries and if hardwired replace with hardwired!

19 STAIRS

Make sure stairs are free of debris and railings are secure and the right height.

20 APPLIANCES

Make sure they are clean. All burners on the stove need to work as well as the oven, dishwasher & exhaust fan.