

Dear Homeowner,

As you prepare for the successful sale of your home, we have found that having a heads-up on some of the most common items we write up on our home inspections is beneficial. Here's a checklist of some of the more common items to help you prepare for a more successful home inspection.

Blessings,

Chris Kjeldsen, President
Ground Floor Home Inspection, LLC

Seller Inspection Checklist

General

- Expect the inspection to take around 3 ½ hours for an average size home. Often, the inspector might come early to the inspection to get a head start on the exterior. The inspector will introduce themselves to you if you are home.
- Verify all utilities will be on at the time of inspection.
- Provide keys or unlock sheds and outbuildings.
- Provide access to the furnace, water heater and electrical panel. Also, the inspector must be able to remove the electrical panel cover (please remove any locks on panels and control boxes).
- Remove or restrain pets on site. ○ Disclose any restricted areas.
- Allow the inspector to work without interruption. They are working and have a lot of responsibility with their job.
- If there is a Radon test, equipment will be left in your home for 2-4 days. Please leave the equipment undisturbed and keep windows and doors closed during the duration of the test. Normal entry and exit is fine. The inspector will schedule a time to come back and retrieve the equipment.

Exterior

- Make sure gutters are clear of debris and that downspouts have extensions that carry water six to eight feet from the foundation.
- Fix any loose shingles or nail pops on the roof. ○ Check for window well covers and verify the window wells are free of debris. ○ Check wood trim joints for softness and caulk/repair as needed.
- Check all steps for loose bricks or wood and replace and/or secure.
- Check all handrails for looseness and secure. ○ Check deck for weathered or loose deck boards.
- Check and re-secure/remove any fallen insulation or debris in the crawlspace. ○ Check for hose faucets leaking or looseness. Remove hoses if connected during the winter season. ○ Ensure there are anti-siphon devices installed on all exterior hose faucets.
- 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.
- Make sure all exterior light fixtures work. If a fixture bulb is out, the inspector has to note that the fixture does not operate correctly.

This is only a representation of typical common home inspection write-ups noted on almost every report. Completion of the listed items will help expedite the inspection process. It's important to note that there may be additional items the inspector finds. Any areas not accessible may result in the buyer requesting a second inspection which creates additional time and money for all parties. It's always recommended the sellers get a full pre-listing inspection so the homeowner will have a full picture of their home prior to selling. This often puts the seller in a better position during the sales process.



- Replace all damaged window screens.

Garage

- Adjust the garage door sensitivity to allow the door to reverse when an object is in the way.
- Make sure the garage door sensors are installed 6" above the floor at the garage door. ○ Move stored items away from the garage walls so the inspector can view the foundation.
- Check for damaged drywall, holes, cracks between the garage and living space to ensure proper fire rating. ○ Check for loose electrical outlets and extension cord/handyman wiring.

Interior

- Place all breakables, antiques and other valuables out of the way. ○ Install a new furnace/AC filter. It will be looked at during the inspection and be considered as a part of the overall condition of the furnace, AC or heat pump.
- Replace all worn/damaged weather stripping.
- Ensure that windows are accessible & operate smoothly/properly. If some are stuck or painted shut, the impression will be that many windows cannot open. Also, remove window security screws or provide keys for window security locks.
- Check all windows for possible leaking insulated glass and cracks. ○ Check all receptacle covers to see if loose, damaged or missing.
- Check all doors for rubbing/sticking and locking/closing. Check for loose hardware.
- Check ceilings, walls and doors for holes/nail-pops.
- Check fireplace damper for operation and flue for creosote built up. Consider having the fireplace professionally cleaned and checked.
- Check ceiling fans for operation on all three speeds and wobbling.
- Make sure all interior light fixtures work. If a fixture bulb is out, the inspector has to note that the fixture does not operate correctly. ○ Tighten all doorknobs and tighten or repair all handrails. Also, check to be sure that all interior doors will latch to the strike plate.
- Replace all missing light globe covers. ○ Consider getting carpet cleaned and re-stretched if needed. ○ Check for cracked, broken floor tiles or trip hazards. ○ Clear the way to the attic access panel or pull down and crawl space, especially in a closet. The inspector will enter every attic and crawl space.
- Check the water heater for leaks, corrosion and melted top washers (melted washers may indicate poor drafting and CO leakage).
- Check for tripped or missing breakers in the electrical panel.
- Install GFCI's at all locations within six feet of water (kitchen, bathrooms, laundry, garage and outside). Test the installed GFCI's to make sure they operate. Be sure to test GFCI's for proper operation.
- Leave a note as to where the GFCI resets are located. Also leave a note if there are any items that aren't operable and if they should not be tested.
- Be sure that smoke and carbon monoxide detectors are installed per manufacturers specifications.
- Have pilot lights lit on the water heater, furnace, fireplace and stove.

This is only a representation of typical common home inspection write-ups noted on almost every report. Completion of the listed items will help expedite the inspection process. It's important to note that there may be additional items the inspector finds. Any areas not accessible may result in the buyer requesting a second inspection which creates additional time and money for all parties. It's always recommended the sellers get a full pre-listing inspection so the homeowner will have a full picture of their home prior to selling. This often puts the seller in a better position during the sales process.



Kitchens and Bathrooms

- Clear out all storage items from the oven/microwave. ○ Verify and/or install anti-tip bracket on stove (considered a safety item).
- Clear the kitchen sink of dishes.
- Fill all sinks basins, drain and check for leaks. ○ Check all faucets for leaks and make sure hot is on the left and cold on the right.
- The dishwasher will be run. Be sure to check it for leaks. You can put soap in it if you like.
- Check the garbage disposal for leaks and operation. ○ Check all cabinets for rubbing, loose hardware and proper operation.
- Check all burners/elements for proper operation.
- Check countertop/backsplash for damage or missing caulk.
- Check for loose, cracked tiles, missing grout. Also check for water staining if wood or laminate flooring. ○ Check toilets for cracks, looseness, proper flushing and presence of shutoff valve. Look for any leaks.
- Check all faucets for adequate pressure and flow with more than one fixture on. ○ Check laundry connections for leaking and corrosion.

This is only a representation of typical common home inspection write-ups noted on almost every report. Completion of the listed items will help expedite the inspection process. It's important to note that there may be additional items the inspector finds. Any areas not accessible may result in the buyer requesting a second inspection which creates additional time and money for all parties. It's always recommended the sellers get a full pre-listing inspection so the homeowner will have a full picture of their home prior to selling. This often puts the seller in a better position during the sales process.