



## How to Prepare for your Home Inspection

Below is a list of items designed to help your property inspection go smoother and reduce the number of conditions on your report. Please use appropriate, licensed professionals for repairs to your home. Your safety is our biggest concern.

- Provide a clear access to the attic, crawl space or basement areas.
- If the house is vacant, make sure all utilities are turned on for the inspection.
- Ensure that all repairs are completed before the inspection appointment.
- Clean out your gutters and trim trees away from the roof.
- Make sure your gutter downspouts are working and divert water preferably 6-10 feet away from the building.
- Repair broken screens and windows.
- Check all windows and doors to ensure that they latch properly and open and close easily.
- The foundation vents around the house and in the garage should be clear of storage and debris.
- Attach a meter wrench to your gas meter which can be used in emergency situations.
- Confirm or adjust your sprinklers to ensure they are not spraying any parts of the structure.
- Make sure all light fixtures are working; replace burned-out bulbs.
- Have smoke detectors installed on each level of the home, in each sleeping room and also in the garage. It is also a good idea to have a fire extinguisher in the garage.

- Install a carbon monoxide detector on each level of the home.
- Patch holes in walls and ceilings.
- Tighten loose cabinetry handles.
- Closet doors need to be on their track and the track should be clean.
- Does your toilet wiggle? If gentle pushing from side to side on the bowl shows some movement, it should be tightened or have the toilet reset with the wax ring replaced.
- Make sure the fans in the bathrooms are working and clean.
- Repair any plumbing leaks.
- Replace any missing caulking around bathtubs, sinks, and shower pans.
- Ensure that the water heater tank is properly braced for seismic restraint.
- Clean or replace your heater and air conditioning filter.
- Make sure that the furnace and water heater have good air flow around them. Remove any vegetation, debris or personal storage that might be in the way. Allow access to these appliances for the inspector.
- Replace and loose or missing grout in tiled areas.
- Have a licensed electrician correct electrical conditions: close open junction boxes, enclose splices in junction boxes, replace missing "knock-outs" in panels, remove any abandoned wires, properly secure loose wiring, cover bare bulbs, replace cracked/broken/missing switch and outlet covers.
- Ensure that your electrical panels are not locked closed.
- Remove pots and pans from cooking equipment and remove dishes and clutter from kitchen countertops and sinks.

For more information, please give us a call at

**408.871.9909 or 877.9.No Problem**

or visit

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