

PRE-LISTING INSPECTION ITEMS

This is a list of some of the items an inspector may investigate during the inspection phase of a transaction. Reviewing this list and deciding if there is anything you would like to have looked at in advance can save time and frustration later on.

◆ Crawlspace

Check the crawl for any moisture, debris or critters. Make sure the soil is dry and the vapor barrier is completely covering the ground. You can also do a visual inspection for any mold growth or water staining. If you have HVAC ductwork in the crawl, make sure none of it is resting on the ground. Check condition of trusses.

◆ Attic

Check the attic for proper insulation and also check for areas that are packed down caused by foot traffic, check for evidence of critters, moisture intrusion, signs of mold growth, and any exposed wiring. Check condition of trusses.

◆ Roof

Check the roof for missing shingles, condition of vent caps, condition of flashing boots and that everything is properly flashed, does the chimney have a chimney cap, how old is the roof? Are there any exposed nail heads?

◆ Gutters

Are there gutters installed? Are they filled with debris? Are they attached properly; not hanging off roof? Are the downspouts attached and working properly by drain water away from the foundation?

◆ Windows

Are there any cracked or broken windows? Are the seals intact? Do they open, shut and lock properly?

◆ HVAC

Has the unit been serviced in the past 6-months? Have the filters been changed? Keep receipts of service.

◆ Sprinkler System

Has the system been blown-out or turned on depending on season? Are all of the sprinkler heads working? Are any sprinklers watering the exterior of the home; need adjustment?

◆ Fireplace

Is the fireplace operational? If appropriate, has the chimney been cleaned and inspected? If gas, are there any gas leaks?

◆ Fencing/Gates

Is the fencing intact? Are there any missing boards? Does the fencing need staining or painting? Are the gates operational?

◆ Foundation

Any sign of water intrusion around exterior of foundation? Is there landscaping near the foundation that is being watered on a regular basis creating a possible water intrusion issue? Are there any large cracks?

◆ Plumbing/Water Heater

Exterior hose bibs, all faucets, sinks, toilets, showers and tubs should be checked for leaks. Are any faucet/fixtures loose? What is the age of the water heater? Do sinks/tubs/showers all drain properly? Are there any areas that need to be resealed/caulked?

◆ Electrical

Exterior electrical outlets have covers? All outlets have cover plates? Do all outlets work? Do all light fixtures and ceiling fans work? Are ceiling fans installed properly and secure? Does the home have the proper GFCI switches? Is the electrical panel to code?

◆ Doors

Are all doors operational? Do they open and shut properly? Do locks work (where applicable)?

◆ Garage

Is the weather stripping intact? Do the openers and remotes work? Are the sensors operating properly?

◆ Yard

Is it clear of debris, trash, pet refuse? Are there any trees that need trimming?

◆ Smoke Detectors/Carbon Monoxide Detectors

They should all be operational.

◆ Paint (Interior/Exterior)/Carpet

Any peeling paint or signs of moisture damage? Are there any interior cracks or signs of water damage? Is the carpet stained, torn or have missing patches?

◆ Radon

Do you live in an area prone to radon issues?

◆ Driveways/Walkways

Are there any large cracks in concrete that may need to be sealed? Are there any loose railings on exterior stairs that need to be secured?

◆ Appliances

All appliances should be operating properly. Dryer vents should be venting to the exterior.

◆ Cabinets/Shelving

Are they operational?

◆ Exterior Siding

Check condition of siding for needed repairs.

◆ Wells & Septic Systems

Is well pump operating sufficiently? Has the well water been tested for bacteria, e coli, and other contaminants? Has the septic system been pumped and inspected?