

PREPARING YOUR HOME FOR AN INSPECTION

These items may be taken care of at little or no cost, and will indicate to the Buyer and Inspector, that your home is well maintained.

1. Insure 4-6 inches of clearance between bottom of siding and soil or mulch.
2. Insure gutters are free of debris and secured properly.
3. Remove any debris from roof, i.e. tree branches, sticks, toys, etc.
4. Insure all water is directed away from the home, i.e. downspouts securely connected and extensions extend a minimum of 4 feet from the home, and soil/mulch slopes away from the structure.
5. Insure vegetation (trees/shrubs) are not contacting any part of the home.
6. Repair or repaint any weathered or deteriorated exterior wood.
7. Caulk around windows, doors, trim and chimney.
8. Repair and seal deteriorated asphalt driveways.
9. Clean or replace HVAC filter.
10. Repair any failing mortar joints in brick or block.
11. Test all smoke detectors, install CO detectors where needed.
12. Clean & service chimney, fireplace or wood stove (provide a copy for buyer).
13. Insure all windows and doors are in proper operating condition. Repair damaged weather stripping and cracked/broken glass.
14. Insure all plumbing fixtures, toilets, tubs, showers, and sinks are in proper operating condition. Repair any visible leaks.
15. Insure GFCI outlets are installed where required and test for proper operation.
16. Insure proper operation of sump pump and inspect condition of crock and drain tile. (Peroxide in sump pump or condensate drain will reduce odors and bacteria)
17. Replace any burned out light bulbs.
18. Caulk/seal all exterior wall penetrations.
19. Caulk all tub/shower fixtures.
20. Insure that crawlspace is dry and install a proper vapor barrier.
21. Remove any visible moisture from crawlspace.
22. Insure all foundation vents are open and unobstructed.
23. Insure that all bathroom ventilation fans are properly vented to the exterior.
24. Insure that all toilets are secured to floor and operating properly.
25. Install window wells and covers where windows are at or below grade.
26. Insure clear access to all attic, crawlspace, heat systems, garage and other areas that will need to be inspected.
27. Insure all utilities are on and pilot lights lit 24 hours prior to inspection.

***Have GLH HOME INSPECTIONS LLC perform a Sellers Inspection and avoid last minute renegotiations and/or expenses.
Call Today!! 419-681-1057
Or visit www.GLHhomeinspections.com***

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