



Griffinspect Home Inspections Home Seller's Checklist

Prepare for a Home Inspection

Insure A Favorable Home Inspection Report

Over the years, we have identified a list of problems that typically appear on buyer's home inspection reports. Early correction of these problems can increase a home's appeal, and its selling price. It also sets the stage for a favorable home inspection report for the buyer, and thereby helps to expedite the sale.

There is no pass or fail for homes, simply items that need monitoring or maintenance and items that are in need of repair or replace. Some items found can be simply disclosed "as is" due to age, etc.

The following 6 point checklist can help you achieve these marketing goals.

1. Check the Major Systems

After size, style, and location, a home buyer's primary concern is the condition of the home's basic structure and major electrical and mechanical systems. Most buyers do not want to invest a great deal of money correcting problems in such critical areas.

A home inspection can reveal problems, and include recommendations for repairs, if needed, on the following major items: Roof structure and covering; Foundation, basement, and/or crawl space; Central heating and air conditioning systems; Electrical system; Plumbing system.



2. Make Maintenance Improvements

A number of maintenance improvements are relatively easy and inexpensive to make, yet they can substantially improve a home's appearance, efficiency and comfort. A professional home inspector may make helpful maintenance suggestions, such as:

- Trim trees and shrubs which touch or overhang the house.
- Apply new caulking and weather stripping as needed around windows and doors.
- Clean gutters of debris and leaves; repair or replace cracked or broken gutters, downspouts and extensions to ensure proper drainage.
Downspouts should extend away from the foundation.
- Replace bathroom caulk or grouting where necessary to prevent seepage and improve appearance.
- Ventilate closed basements and crawl spaces, or install a dehumidifier to prevent excessive moisture build-up.
- Re-grade soil around the foundation, as needed, to keep water away from the house.
- Replace dirty filters in the heating and air conditioning systems.
- **Have the heating and air conditioning systems professionally serviced. Have chimneys professionally cleaned, and install chimney hoods or caps as needed. Post the service record on the unit and/or provide the service records.**

**Griffinspect Home Inspections LLC 208-664-9775
www.griffinspect.com**



3. Pay Attention to Details

Fixing even minor items can go a long way toward improving those important first impressions of your home. Here are some typical improvements which might be suggested by the home inspector's findings.

- Repair leaky faucets.
- Tighten loose doorknobs.
- Replace damaged screens.
- Replace broken panes of glass.
- Replace burned-out light bulbs.
- Secure loose railings.
- Repair and coat driveway.
- Patch holes or cracks in walls and ceilings, then repaint.
- Repair peeling wallpaper.
- **View the attic and crawl space- confirm proper ventilation, insulation, moisture intrusion and staining or microbial growth- if present, consult with a licensed environmental contractor for remediation methods and costs.**

4. Take Safety Precautions

Home Inspectors also pay attention to items relating to protecting the home and its occupants from danger. They can alert you to important safety precautions which home buyers will appreciate, such as:

- Installing smoke detectors on each level.
- Installing Ground Fault Circuit Interrupters (GFCI's) in "wet" areas, such as bathrooms, exterior outlets, and near kitchen counter tops.
- Keeping flammable products away from heaters, water heaters and fireplaces.



5. Make Cosmetic Improvements

An attractive, clean and neat appearance will enhance your home's appeal. In addition to making repairs such as those listed above, remember to:

- Keep the lawn mowed and the house picked up.
- Clean the exterior walls and trim; repaint if necessary.
- Open window shades and curtains to create a bright, inviting atmosphere.
- Keep the kitchen and bathrooms clean, since buyers scrutinize these areas.

6. Prepare For The Buyers Inspection

It's a good idea to assemble in advance various house records that can be used to answer questions from the buyers and home inspectors. Specifically you should have on hand:

- Appliance receipts, service records and warranties.
- Information on the age of major components such as the heater, air conditioner and roof.
- Major component warranties (e.g. carpeting, siding, roof shingles).
- Heating, water and electric bills from the previous year. In addition, keep basement, attic and garage area clear and uncluttered to give buyers and home inspectors access to the heating system, electrical equipment, and visible structure.

Questions, concerns or comments??

**Griffinspect Home Inspections LLC 208-664-9775
www.griffinspect.com**