

832-378-7570

www.GrandSlamHi.com

Info@GrandSlamHi.com



Sellers Home Inspection Checklist

- **Change burnt out light bulbs.**
 - Nothing says you don't care about a house like a burned-out light bulb. Light bulbs are cheap. Replace the missing and burned-out bulbs. Inspectors do not troubleshoot, so they will simply take a photo and report that it was missing or not lit and should be investigated by an electrician.
- **Replace missing or damaged wall plat covers.**
 - Wall plates come in three price points. Cheap ones that break if you look at them sideways, mid-priced ones that are flexible, and expensive ones that are flexible and 1/8" oversize on all sides. Use the last two and avoid the first ones.
- **Leaking Sinks.**
 - Fix Sink leaks and clean up anything that might have started growing under there. Testing for mold, mildew, and fungi takes a special license that most home inspectors do not have. So we are not going to tell you what it is. That might be worse though, because the client is certainly going to decide what they *think* it is. But if you clean up the water and clean up whatever is growing, it won't show up in the report.
- **Dirty Filters.**
 - Change the air filter! The cheap one is just fine. We do not comment on whether you bought a \$2 air filter or a \$25 one. The system is designed to work with the one you can almost see through. Everything else is just better at clogging with dirt and choking the system. We will absolutely comment if the filter is full of dirt.
- **Missing filters.**
 - The only thing worse than a dirty air filter is a missing air filter. It screams you do not care about the house, or the expensive HVAC system. We'll recommend installing a filter after an HVAC pro comes out to clean the system and restore it's potential. Note: if the home has a Media filter in the attic (large filter in the air handler) then filters in the air returns may not be recommended or needed.
- **Seal exterior gaps.**
 - On the outside make sure you seal gaps around windows, pipes, wires, and electrical panels. Use a quality caulk, sealant, or flashing.
- **Seal holes in eaves.**
 - Rats, mice, possums, bats and insects just love it when you leave the door open for them. Close these off. Most buyers are going to be turned off by shoddy workmanship and neglect on a property. That lowers the price you can get for the house in most cases.
- **Seal Nails on the Roof.**
 - You might need someone to do this for you if you can't safely access the roof. It's very common for me to find exposed fasteners that need sealant up on the roof. This is a maintenance item that should be checked every 2 years.
- **Put nails in the attic ladder if they are missing.**
 - For some reason, it's really common to either use screws (wrong) or not put any nails in the required location on attic ladders. It should have 16D nails which are about 3 inches long and 1/8 in diameter. A box of them is a few dollars at a hardware store.

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- **Label circuit breakers.**
 - Nobody likes a guessing game and that is especially true when it comes to finding a circuit breaker. A Sharpie type marker can be used to quickly and neatly label the circuit breakers in the panel. Use an outlet tester and lights/appliances to figure out which breakers do what. Labels should be descriptive and specific. So Upstairs bedrooms is okay if that is what the circuit does. Outlets/lights 5 times is not. Try to be accurate. It's just good karma.
- **Replace missing globe covers in closets or other lights.**
 - Closet lights are mostly unloved and unappreciated. It's common to not put the globe back up or to break it when putting things in the closet. If it's missing, you can get a replacement for around \$10 at the hardware store.

Upgrade Opportunity: Have an electrician upgrade the light to LED and never mess with it again.

- **Disable / remove garage door opener locks when an opener is installed.**
 - When you have a garage door opener it's important to remove or disable the garage door lock. This prevents damage to the opener and the door if the opener is engaged while the door is locked.

Disabling the lock is as easy as putting a bolt through the hole that is in most handles. Just make sure you can't lock the door after you install a bolt and nut.

If you remove it, bag the bolts and the opener in case you ever want to put it back in.

- **Ensure all hose spigots / bibs have backflow preventers.**
 - A backflow preventer (backflow valve) stops the movement of water from the garden hose into the water supply. Without a backflow preventer attached to the garden hose faucet line, there is the possibility of contaminants or chemicals entering the water supply.
- **Clean gutters.**
 - Gutters that are full of leaves and or debris can lead to the gutter overflowing which can allow water to enter under the shingle and cause deuteriation to the facia boards and or soffits.
- **Ensure the oven and dishwashers are empty.**
 - As part of a home inspection, we are required to operate the oven and dishwasher. It is easier for us as an inspector if we have the oven and dishwasher empty to ensure proper inspection without damaging homeowner belongings. (Do not store plastic in oven)
- **Ensure electric panel is accessible.**
 - As a home inspector we need to access the electric panel and the attic, and we can't move belongings to gain access. By ensuring the electric panel and attic accesses are accessible the inspector will be able to perform a full inspection without needing to come back out which at times will also incur an added re-inspection fee.