

# *News Your Customer Can Use*

by

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### *Preparing your home for an Inspection.*    *561-406-3103*

*The following information is deemed reliable but should not be your sole source for decisions you make.  
Copies of this article and many more topics can be down loaded from my web site.                      9/2006*

When buying or selling a home the last obstacle to overcome is typically the Home Inspection. An inspector is like anyone else, the appearance of cleanliness and organization will make an impression on him. Known defects will hopefully be addressed before the inspection. But other items might not be obvious so lets go through some of them.

#### **Exterior:**

Clean around the house and cut back trees and bushes that touch the house and the lawn.  
Inaccessible siding and piles of debris may be sited as potentially hospitable to termites and hidden deterioration.

Mow the lawn and mulch the planting beds.

Check the sprinkler system for function, leaks, and broken heads.

Check operation of fence, gates and screen room doors.

On screen rooms repair tears in the screening, check doors and closers for operation and check the bottom plate of the frame to see that it is properly secured to the patio.

#### **Structure:**

Take a look at the condition of the siding for any decay and repair it if possible.

#### **Windows and Doors:**

Check the operation of windows and doors. Vacuum, clean and lubricate all sills, springs, rollers, tracks, & latches.

#### **Shutters:**

Clean and lubricate all latches, rollers and hinges on hurricane shutters.

Check that all fasteners are in place or available for view if stored.

#### **Roof:**

Walk around the house looking at the soffit & fascia for signs of deterioration or water leaks. Pay special attention to the bottom of roof valleys.

Check the roof for broken or damaged tiles and check flat areas for built up debris.

Clean the gutters and check chimney caps.

If possible check the attic for insulation which has been moved and not replaced.

#### **Electric:**

Check all exterior lights and fans to see that they function properly. It is a good idea to **turn them on before the inspection** so the inspector does not have to hunt for and possibly miss switches then listing the lights as faulty.

Make sure that all exterior outlets have proper functioning weather covers and if required at time of construction are GFCI protected and trip when tested. (See "What is a GFCI" in our series).

Make sure there is access to the circuit panel box. Does the cover have all its screws?

Many older homes have had electric modifications in the attic. Check to see that all of the connections are in proper electric boxes. Check in the garage also.

Look for improperly installed surface wiring inside and outside the home.

#### **Air Conditioning:**

It is a good plan to have the A/C serviced and an invoice describing the systems condition available for review.

At [www.JCHomeInspector.com](http://www.JCHomeInspector.com) you can find information about our inspection process, a Sample Report, information on How Your Home is Built, Mold, Termites, Radon, Lead in your home, Hurricane preparation, community information and much more.

Change the filters and make sure the area around the units is accessible.

To determine if the equipment is performing well check the air temperatures going into the unit and the temperature coming from one of the vents with a thermometer. It should have a difference of between 14 and 22 degrees if functioning properly.

On a split system there are two copper pipes coming from the compressor the larger insulated pipe should be cold to the touch the smaller should be slightly warmer than body temperature.

Clean around interior and exterior units to provide access for inspection.

#### **Plumbing:**

Review the condition of the water heater and remove any storage to provide complete access.

On the water heater there is a "Pressure Relief Valve" it is typically on the top or side and its release lever should lift easily.

Be sure main water shutoff and exterior faucets function and do not leak.

#### **Kitchen / Laundry:**

Review the function of all cabinet doors and drawers and tighten hinges and lubricate guides as needed.

Check the function of all appliances.

Clean excess storage from under the sink so there is access.

Vacuum under and behind the stove, laundry appliances, refrigerator and its coils.

Run the oven self clean mode.

Do the lights in the refrigerator ice dispenser, stove, and microwave function?

Check outlets for GFCI function if appropriate and under counter lighting.

#### **Garage:**

Operate the garage door and check the function of the safety stops. Lubricate the tracks if needed.

Organize the area as much as possible.

Check outlets for GFCI function if appropriate.

#### **Baths:**

Tap on the tiles in the showers and tubs to see that they are secure.

Clean excess storage from under the sink so there is access.

Check outlets for GFCI function if appropriate.

Look in the toilet to see if water is running

Check faucets to see that hot water is on the proper side "Left".

#### **Interior rooms:**

Review all surfaces paying special attention to ceilings and under windows for signs of water leaks. Under windows separation of the top of the floor molding from the sheetrock wall is often caused by moisture. Don't forget the closets.

Check the function of all lights and fans and **turn them on** during the inspection.

Check that all switches and outlets have intact cover plates and function properly.

Review the operation of all interior doors and the condition of shelving.

#### **Pool:**

Make sure the water quality is good and the pool is full.

Check all valves and piping for function and leaks.

Have filters, pumps & heater running at the time of inspection.

Have child safety fencing installed if applicable.

Turn on the pool light.

**While it is not possible to mention all the items that are checked in a Home Inspection reviewing this list will eliminate many concerns before the inspector pulls out his pen.**

**At [www.JCHomeInspector.com](http://www.JCHomeInspector.com) there is a sample report which can be reviewed to get a better idea of what is checked in an inspection.**

**A presale inspection will provide a detailed report of the items needing repair which can then be repaired before a buyer inspector finds them and an adjustment in the sale price is requested.**