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Seller's Cheatsheet

TO HOME INSPECTION

What To Expect

During a home inspection, every major component of the home will be inspected. This includes the roof, exterior, foundation, structure (attic), plumbing, electrical, walls, ceilings, floors, windows, and doors. The appliances (including the dishwasher and washer/dryer) also get tested. The inspection is mainly focused on the *function, condition, and safety* of these components.

The inspection is not a “pass” or “fail” scenario. There will always be issues found during the inspection, as no home is perfect. During a large portion of the inspection, the inspector will simply be gathering and documenting information about the home and its materials. This is all required by home inspection standards of practices.

As for time, an average 3 bedroom 2 bath house may take 3+ hours to inspect depending on the [services](#) the client wishes to include. Larger homes with 6-7 bathrooms can take all day due to the components in the home doubling or tripling in number.

It's important to understand that the information gathered during the inspection and the report generated are the sole property of the buyer (client). Sharing any of the information is strictly up to them. Although the inspector may share time sensitive information with you as the seller to ensure further damage does not result with additional time (i.e., water leak under the sink). Contractually, the inspector is not at liberty to disclose information about the inspection with anyone but the buyer and their agent without specific permission.

Inspection Day

It's important to have all of the major components accessible for the inspector to avoid delays, return visits and additional costs. **This includes electrical panels, attic hatches, crawlspace access, and water heaters.**

The inspector will have a limited or defined time to complete the inspection, so it is best to keep distractions to a minimal. We are friendly folks and love to chat but more importantly we have a job to complete. **If possible, its preferred for the seller to vacate the home during the inspection.** This also provides a more comfortable setting for the buyers and their agent to meet with the inspector when they are finished, and typically results in a smoother transaction.

How To Prepare

One of the best ways to prepare for selling your home is to have a “pre-listing inspection” done. This allows problems to be identified and repaired ahead of time so that it doesn't hinder the sale once an offer is accepted. Overall, things run smoother.

However, we realize that this is not always an expense you are willing to take on when selling your home.

For this reason, we have compiled a list of commonly found items on a home inspection that are relatively easy to check and fix without hiring a home inspector. **By checking and repairing these small items, the inspection report will look better to your buyer.** Most of the time these items can be easy to repair and will make your home more attractive by omitting them from a future report.

Exterior

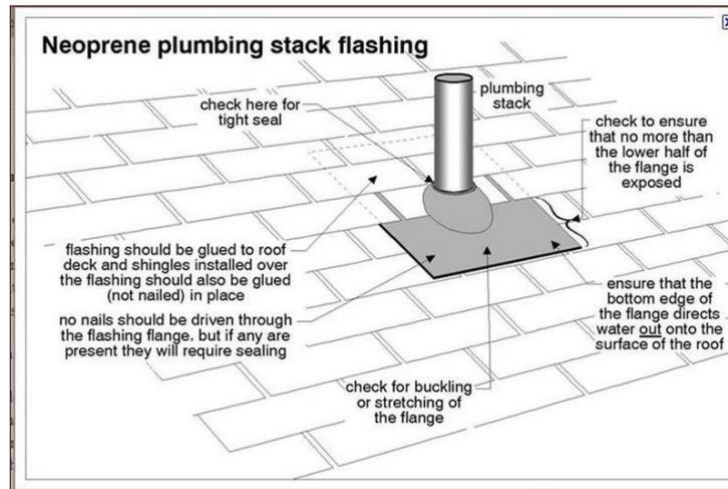
Taking a quick walk around your home can go a long way when you know what to look for. Check for things like:

- Rotting wood
- Loose railings
- Damaged screens/windows
- Overgrown vegetation/root systems near the homes exterior and roof
- Tripping hazards on walkways and driveways

Roof

Roof items can be more costly depending on the condition. However, sometimes only minor repairs are needed. Having a handyman take a look for:

- Condition of the roof coverings
- Displaced/missing shingles
- Potential leak points
- Condition of plumbing vent flashings/boots

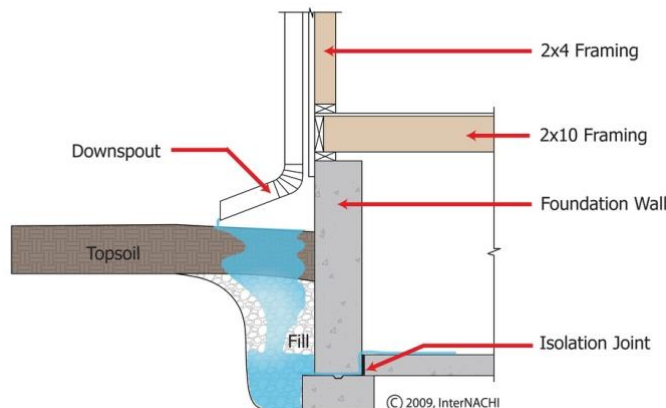


We recommend having pictures taken so you can get a full scope of what is going on.

Gutters and downspouts are also part of the roof system, look for:

- Damaged or leaking gutters
- Clear any debris from the gutters and downspouts
- Make sure the downspout locations aren't negatively impacting the foundation of the home, many inspectors will comment about this. Simply adding downspout extensions to get water runoff away from the home's foundation will help to prolong the life and prevent major repairs.

Moisture Intrusion - Downspout



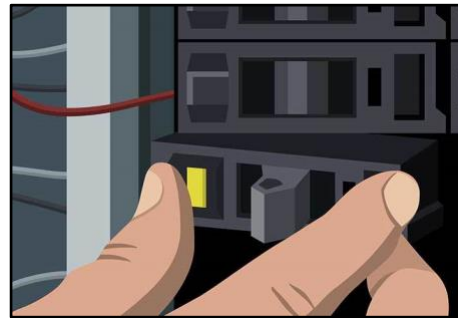
Electrical

When it comes to electricity, most should be left to an expert. Revisiting the inspection report from when you purchased the home is a good idea. Any discrepancies that were not handled at that time should be taken care of.

Some of the more common, minor issues that arise are:

- **GFCI Receptacles (Outlets) & Breakers**

These are the slightly different receptacles (outlets) that you find in your bathroom, kitchen, garage and outside.



They should be tested regularly to make sure they are functioning properly. Simply press the “TEST” button on the receptacle/breaker and it should make a click noise. Then press the “RESET” button or reset the breaker by flipping to full off then on, which should make the receptacle/breaker work again. If the TEST or RESET function does not work, the receptacle/breaker should be replaced.

- **Smoke detectors should be located in every bedroom, outside of every bedroom & kitchen.**
- **Replace any burnt out light bulbs so they aren't mistaken for inoperable light fixtures**
- **Make sure all cover plates are installed on receptacles (outlets) and switches as these are safety hazards.**

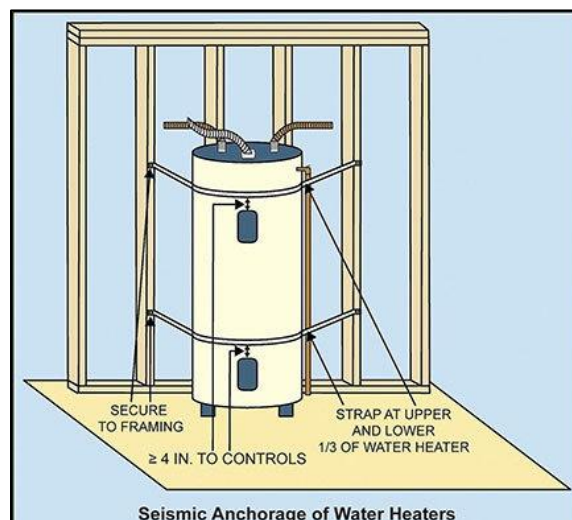
▶ Plumbing

Most houses contain only minor plumbing issues that could be caught and repaired ahead of time. To ensure the plumbing inspection goes well:

- ❑ Fill all sinks halfway with water and then drain them. The increased pressure will let you know if there are any hidden leaks. Simply look and feel under the sink at the drain pipes with a flashlight while it is draining to check for leaks
- ❑ Tighten loose toilet seats
- ❑ Look for any water or leaks around the base of the toilet after flushing several times
- ❑ All areas around the tubs and sinks should be sealed with 100% silicone. Be sure to remove old degraded sealant/caulk with a razor blade before installing new sealant.



- ❑ Hot water heaters are required to have seismic straps installed in Hawaii due to earthquake activity. If yours doesn't have straps, a handyman can install these pretty easily.



Interior

The interior space includes walls/ceilings, floors, doors, windows, stairs and countertop/cabinets. Besides major cosmetic damage to an interior, an inspector will be looking for:

- Moisture damage to walls, ceilings and cabinets
- Grout in tile floors is satisfactory
- Exterior and interior doors latch and lock with ease
- Windows open, close and lock with ease and have no damage to screens
- Railing and steps in the home are secure and safe
- Functionality of the cabinets. Be sure to tighten any loose hardware before the inspection.

If any of these issues exist, consider repairing before the buyer's inspection.

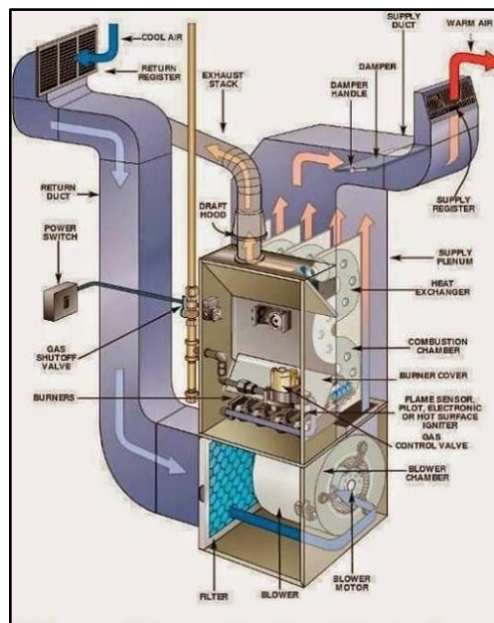
Air Conditioning

Air conditioners are complex machines that require regular maintenance. Due to the complexity of the units, I would recommend having it serviced by a reputable company when putting your home on the market. If issues come up during the inspection, you can contact the company to ask them why all issues weren't resolved.

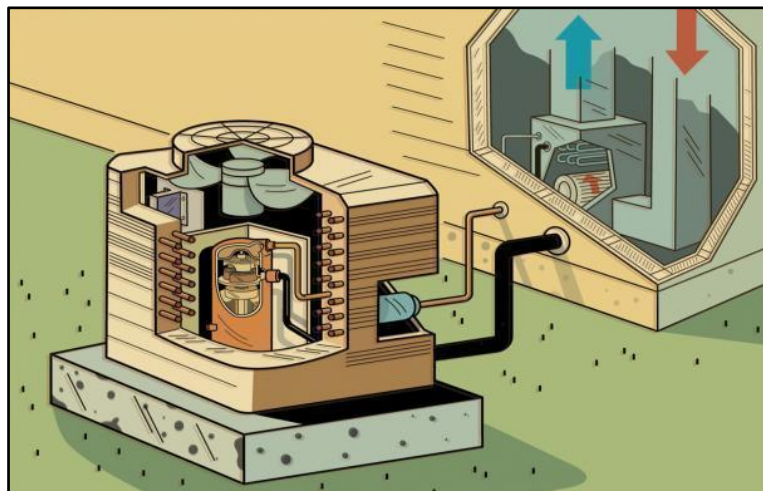
At minimum, be sure to:

- Change out the air filter on the unit and be sure to write the date of install on the new filter. It's very important to have the correct size filter. If you're unsure, take a look at the existing filter to obtain the size

The filter is usually located on the side of the air handler, which is often times in the attic.



- Inspect the pipe insulation on the condensing unit (which is found outside). If the insulation is missing or degraded, replace.



Garage

The safety features of the occupant and overhead vehicle doors are important during a home inspection. There are four things you can check pretty easily.

- **Occupant doors connecting the garage to the living space should be self-closing with proper weatherstripping in order to keep harmful fumes out of the living space.** Most are equipped with spring hinges that may need to be adjusted. If a spring hinge does not exist, you can pick them up from your local hardware store.

For a tutorial on how to adjust these hinges [click here](#).



- **Check the spring tension for the large garage door(s).** The springs on the garage door are tested by bringing the door to halfway and pulling the manual disconnect. The springs should assist it in remaining stationary. If the door were to drop rapidly, this would indicate the spring(s) need adjustment or replacement. Faulty springs stress the door opener(s) and could be a hazard to someone standing in doorway if disengaged from track.
- **Check the photo sensors.** Simply press the garage door opener to close the door, as it's coming down, kick your foot in front of the photo-electric sensors. Be sure the door reverses. These sensors should also be within 6 in. of the ground.



- **Test the pressure sensitive reverse feature.** Modern automatic garage door openers are installed with a pressure sensitive function which will reverse the garage door if an object obstructs the path. Put slight pressure on the garage door while it is closing to test this function. Use only very slight pressure to ensure no components are damaged should the test fail. If the test fails, this function can be adjusted by referring to the garage door opener owner's manual.

 Thank you!

Obviously, there are major components to a home that require specific expertise, training and experience to inspect. We do hope this helps you to be and proactive about addressing issues prior to a buyer's inspection.

All of these items should be checked and repaired by a qualified professional to ensure safety and quality of work. Some of these items pose reasonable risk to inspect and for this reason we do not suggest anyone but a qualified professional do anything that could be deemed unsafe.

If you have any questions at all, please feel free to contact us directly at (808)796-1077.

Sincerely,



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