



Seller's Guide To Home Inspection

KNOW WHAT TO EXPECT. PREPARE YOUR HOME.
CLOSE THE DEAL.

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.

Not a Pass/Fail Test

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.



TIMING

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.



CONFIDENTIALITY

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., an active 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 & Preparation



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 minimum. We are friendly folks and love to chat, but more importantly, we have a job to complete. **If possible, it's 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.

The Exterior Walkaround

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 on siding or trim
- ☐ Loose railings on stairs or lanais
- ☐ Damaged screens or windows
- ☐ Overgrown vegetation or root systems near the home's exterior and roof
- ☐ Tripping hazards on walkways and driveways



ROOF & GUTTERS

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

- ☐ Condition of the roof coverings and displaced/missing shingles
- ☐ Potential leak points and condition of plumbing vent flashings/boots
- ☐ Damaged or leaking gutters — clear any debris from gutters and downspouts
- ☐ Downspout runoff locations

Make sure downspouts aren't negatively impacting the foundation. Adding extensions to get water runoff away from the home helps prolong life and prevent major repairs.



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 outlets found in bathrooms, kitchens, garages, and outside. Press the "TEST" button (it should click), then press "RESET". If this fails, the receptacle should be replaced.
- ☐ **Smoke Detectors**
Should be located in every bedroom, outside of every bedroom, and in the kitchen.
- ☐ **Burnt out light bulbs**
Replace these so they aren't mistaken for inoperable light fixtures on the report.
- ☐ **Cover plates**
Make sure all cover plates are installed on receptacles and switches to prevent 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:

- ☐ **Test for hidden sink leaks**
 Fill all sinks halfway with water and then drain them. Look and feel under the sink at the drain pipes with a flashlight while it is draining.
- ☐ **Check the toilets**
 Tighten loose toilet seats and look for any water leaks around the base of the toilet after flushing several times.
- ☐ **Seal tubs and sinks**
 All areas around tubs and sinks should be sealed with 100% silicone. Remove old degraded sealant with a razor blade before installing new.
- ☐ **Water heater seismic straps**
 Required in Hawaii due to earthquake activity. If yours doesn't have straps, a handyman can install these easily.

INTERIOR

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

- ☐ Moisture damage to walls, ceilings, and cabinets
- ☐ Satisfactory grout in tile floors
- ☐ Exterior and interior doors latch and lock with ease
- ☐ Windows open, close, and lock with ease (no damaged screens)
- ☐ Railings and steps in the home are secure and safe
- ☐ Cabinet functionality (tighten any loose hardware before the inspection)

AIR CONDITIONING

Air conditioners are complex machines that require regular maintenance. We 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 they weren't resolved.

☐ Change the air filter

Write the date of install on the new filter. The filter is usually located on the side of the air handler (often in the attic).

☐ Inspect exterior pipe insulation

Check the insulation on the condensing unit outside. If missing or degraded, replace it.

GARAGE

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

☐ Self-closing occupant doors

Doors connecting the garage to the living space should be self-closing with proper weatherstripping to keep fumes out. Adjust spring hinges or buy them at a hardware store.

☐ Garage door spring tension

Bring the door halfway up and pull the manual disconnect. The springs should assist it in remaining stationary. If it drops rapidly, the springs need adjustment or replacement.

☐ Photo-electric sensors

Press close, and kick your foot in front of the sensors. The door should reverse. Sensors must be within 6 inches of the ground.

☐ Pressure sensitive reverse feature

Put very slight pressure on the door while it is closing. It should reverse automatically. If it fails, adjust it using the owner's manual.

Thank You!

FOR TRUSTING THE EXPERTS

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

Note: All items should be checked and repaired by a qualified professional to ensure safety and quality. We do not suggest anyone but a qualified professional do anything that could be deemed unsafe.

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