

Pre-Listing Checklist of Common Items to be Repaired and/or Corrected to Reduce Potential Issues Found on Home Inspection Reports...

- Clean the gutters and downspouts. Rainwater conductors should be free flowing.
- Ensure rainwater is not overshooting gutters during heavy rain events.
- Install downspout extensions to divert water away from foundation.
- Ensure a positive grade/slope at the base of the foundation (for at least 6' from the base of the foundation).
- Verify all interior and exterior handrails and stair guards are properly anchored not loose.
- Verify the deck railing (if present) is properly anchored and not loose.
- Have an electrician do a quick tune up on the system to ensure the following:
 - No double taps in the main electric panel.
 - No missing junction box covers in the basement, attic or unfinished spaces.
 - No loose poorly routed wiring or improperly anchored electric boxes.
- Verify that plumbing fixtures are secure on the base to which they are attached, this includes toilets, faucets and showerheads.
- Verify windows and doors are working properly. That means windows glide freely up and down in their frames and all windows and doors can be properly locked.
- Ensure free and clear access to ALL areas where an inspector will need to enter. This includes the attic, crawlspace, electric panels, closets, the garage, gates/yards, and access to all mechanical equipment.
- Remove cluttered conditions and/or spaces to provide clear visibility to inspect.

Taking the time and making effort to handle any of these preexisting issues will make the inspection go smoother, result in a shorter report with less issues to scare the Buyer and annoy the Seller, and it will help ensure you deliver an exceptional experience for your client.
