

# Pre-Inspection Checklist

It's OKAY to have an inspector find deficiencies in a home. Every home has something to fix, and it is quite common to find many. Your goal should be to resolve the simple things during the weeks prior to Selling a home. If you have just purchased a home, Congratulations! You can also use this list along with the inspection report to help fortify your new investment.

A local handyman may be a good resource to resolve longer lists or just allow you to get done quickly so you can focus on more important things. As a home inspector, I will gladly have a conversation about how to prioritize repairs after the dust settles. I also offer pre-inspection walkthroughs that may help with planning.



## Common Quick Fixes Prior to a Home Inspection

- Paint Interior and Exterior; Walk around the home and look for weathered paint, cracks, and **possible water intrusion**. **Caulk and Paint** using exterior grade products
- Caulking** around doors and windows is a maintenance item; check for cracks and peeling
- Wood trim around doors and windows; chipping, cracking, crumbling.
  - Look down low
  - Soil should not touch any wood surfaces or trim
  - Prevents pest and water damage
  - Use wood filler, paint, and seal if needed
- Check **weather seals** around exterior doors
  - Does light penetrate in when looking carefully from inside? Weather seals are sold at local hardware stores
- Check/Fill any exterior holes**; **rodents and bugs** can squeeze into holes the size of a dime.
  - Use **Foaming Gap Filler**
  - **Vents should be screened** to prevent bugs and rodents
  - **Rodents can chew through electrical wires and introduce feces and urine throughout the home**

Check for Rodent droppings in attics, crawlspaces, under and behind appliances

- Clean and check for penetrations; seal as needed using steel wool and foaming gap filler

Avoid Water Downspouts near wood structures or near foundation; **divert water to slope away from home**



Irrigation around foundation should be limited/avoided

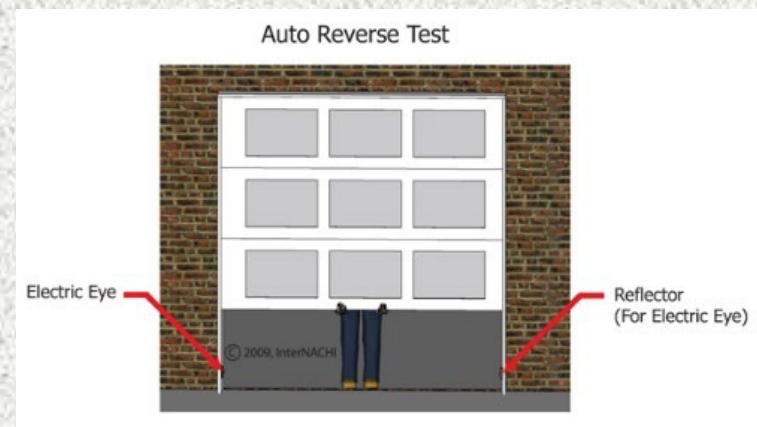
**Trees/shrubs touching the exterior walls** should be cut back and avoided; especially hanging over roof

- Prevents Rodents from get onto the home walls/roof
- Prevents water damage due to watering near foundation

Check **Garage Door stops** when laser is tripped or object prevents closing

- Use a hands, chair, or hard object to test auto-stop (never your body)

Check Garage for rodent droppings, water leaks, holes to exterior when garage door is closed.



- Check **chimney cap** is in place; prevents rodents and rain coming down chimney
- Fireplace damper opens and closes



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- Clean Gutters**; free of debris, sediment, leaves, etc, that would prevent water flow



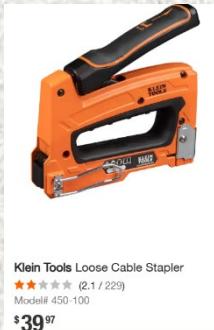
- Roof Tiles/Shingles missing or damaged**; **Safety First**, do not attempt to inspect/repair if you are unfamiliar or cannot safely do so.
- Flashing and Caulking** should all be in good shape



- Check Plumbing Under Cabinets for leaks; **touch and feel, look for water stains**
  - Run fingers under plumbing pipes you can touch.
- Check for dripping faucets or fixtures
- Check for **loose toilet mounts**; push it with your knee; it should not move
- Check for Cracks in Tile/Tub, Caulking damage

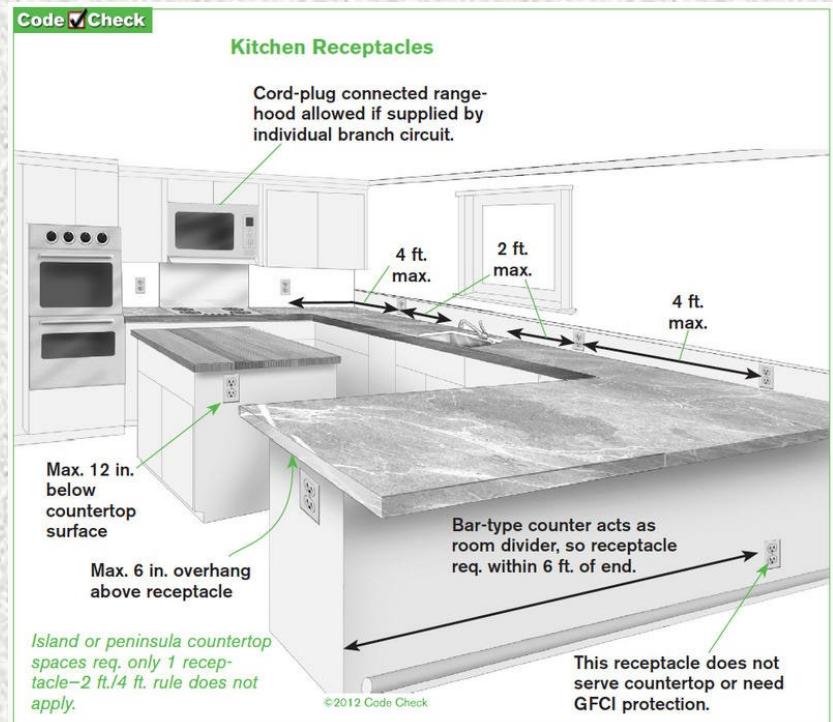


- Labeled Electrical Panels**; be specific on locations/appliances
- Check all Lights work
- Test all outlets**, Check Grounded Electrical. Buy this cheap tool --->>
- Electrical wire can be exposed in unfinished areas but must be secured every 4.5ft



- GFCI** in bathrooms, kitchen, garage, exterior
  - Linked/Protected outlets downstream of **GFCI** should be **Labeled**
  - Test and Reset all GFCI
- Keep Furnace/Water Heater clear of obstructions; we may remove front panels on these appliances
- We will turn on and inspect appliances; disposal, oven, fridge, built-in microwave, exhaust fans, dishwasher, etc

As a reference only. You may not be able to move outlets and get proper spacing without hiring a qualified electrician. Expect the inspector to call it out but don't panic. Something to think about for a remodel.



- Cabinet Doors and Drawers; tighten any doors or drawers that shift or move
  - Search youtube “how to [tighten cabinet door hinges](#)”
  - or other phrases to address your specific issue
- Check Doors that they latch and lock; **tighen loose knobs/handles**
- Check Windows that they open and lock; need any grease?
- Does heater heat warm the home, does AC cool the home?

## Other Issues may not be able to resolve quickly

or without investment but we will be looking for :

- Door frames that are not square; door rubbing edges with frame
- Damage to interior flooring; warping, staining
- Insulation in attic should be about 6inches thick (rare)
- If you can safely get into your attic space (only stand on supporting beams): Turn off your lights in the attic; check for penetrating light where it is not expected; meaning holes.
  - Vents will show lights and these are expected. Vents should be screened to prevent bugs and rodents
- Check Ducting to be secured, not smashed or disconnected at junctions.
- Cracks in Pavement, Walls, or Foundation
  - Any trip hazards?
- Handrails are required for stairs or steps for heights greater than 30”?
- Crawlspaces should have a vapor barrier on the ground to prevent moisture from coming up. This is fairly new expectation and rare to find.
- Gas appliances should have a “drip leg” on gas line before entering appliance to catch any debris

Structural and Foundation issues are not addressed in this Checklist because they would not be able to be addressed with simple tradesman or handyman fixes.

- Large cracks in concrete foundation
- Broken or cracks in structural timber and framing in roofing and crawlspaces
- Large cracks on exterior stucco
- Bowing or warping walls

I have hired tradesmen, pulled city permits, bought and repaired three homes. I became a certified InterNachi Home Inspector to help others make it through the buying and selling process. Not all home repairs should be DIY but there are plenty you can accomplish with some time and visits to local hardware stores. Online videos are great! With some time, you can make any home strong and secure. Text me for a free quote.

For any inspection needs,

David Lam

[www.dtlhomeinspections.com](http://www.dtlhomeinspections.com)

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Texting is best due to sporadic communication availability