

## **EASY THINGS TO DO BEFORE THE HOME INSPECTION:**

Check all light fixtures and make sure there are working light bulbs in each (even flood/outdoor lights)

- This helps avoid home inspectors from calling out a light fixture without bulbs as needing further evaluation from a licensed electrician.

Change the filters on your furnace and AC unit.

- A dirty filter will raise a red flag that your HVAC units aren't being regularly maintained.

If you have a gas furnace or gas logs, please make sure the pilot light is on.

- Inspectors will not light a pilot light.

Seal cracks in the driveway or basement flooring.

- Driveway cracks are common but still get called out by a home inspector.

Make sure all windows can open and close easily.

- Not only will an inspector call this out it can also be a fire hazard.

Check kitchen, bathroom and outdoor faucets for leaks. Tighten any loose faucets or hardware.

- A simple washer replacement or quick fix can avoid having to call a licensed plumber for a drip.

Install covers in any open knocks in electrical panel and make sure electrical panel is secured to the wall. Most inspectors will call out an electrical panel that is not labelled. This can be done by an electrician.

GFCI electric outlets should be installed in outlets above kitchen countertops, bathrooms, outdoors, garage, and laundry areas. Check the code for your county. Again, this can be done by an electrician.

Gutters should be cleaned and free of debris, downspouts should have an extension that diverts water at least 6 feet from the house.

Seal/caulk any lines leading into the house – gas line, AC line, etc.

The outdoor AC line from the condenser to the house should be covered/insulated.

Replace dryer vent if it is damaged.

If applicable, make sure the deck is properly bolted to the side of the house with structural bolts.

These are just suggested items that are often seen on home inspection reports. With a little pre-inspection attention, these can be avoided!