

Pre-Home Inspection Checklist

Exterior

- Windows/Screens
 - Any damaged or missing windows or screens.
 - Double glass panels fogged due to seal being broken.

- Paint
 - Peeling, cracked, chipped, or bubbling paint.

- Caulk
 - Cracked caulking around doors, windows, and water areas. Caulk has a significant impact on the houses ability to regulate temperature.

- Siding/Trim
 - Loose boards that need to be refastened or replaced. Ensure same color as original.

- Deck/Fences
 - Boards that need replaced, nails or screws that need replaced, Fresh paint or stain.

- Drainage
 - Make sure no drainage leading toward house. Want positive drainage (away from house). Downspouts need to be three feet away or flow into tray three feet away from house.

- Gutters
 - Clean them.

- Walkways and Driveway
 - Are they in good condition, when were they last paved?

- Roof

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- Have roofer give estimate on minor repairs. If minor repairs are performed ask roofer for a “roof certificate.”

- Attic
 - Is there proper insulation?

- Air Conditioner
 - Clean out any debris.

- Garage Door
 - Ensure garage door opener works and sensor makes door stop closing and open instead. Inspector will test this.

Interior

- Water Heater
 - Replace furnace filter.
 - Inspector will turn on Heating and cooling to make sure they run.

- Shower/Bathtub
 - Look for cracks in grout or peeling caulking.

- Ceiling Fans
 - All ceiling fans will be tested. Make sure they work properly.

- Lights
 - Replace any light bulbs that do not work, all will be tested (exc. lamps).

- Electrical
 - Obtain outlet tester (roughly ten dollars from home improvement store) to test any outlets. Inspector will test all. Make sure electrical panel is easily accessible. Make sure there is no exposed in-wall wires.

- Plumbing
 - Fill sinks halfway, then pull plug to ensure proper drainage. P-trap may need to be cleaned. Check any areas (cabinets, under sinks, etc) with supply lines or valves for moisture.

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- ❑ Toilets
 - ❑ All will be flushed by inspector. If leaking sound occurs, most likely flapper valve. Can obtain these for 5-10\$ at home improvement stores. Toilets need to be securely mounted.
- ❑ Safety Detectors
 - ❑ All safety detectors and carbon monoxide detectors must function properly.
- ❑ Stairs
 - ❑ Balustrade will be checked for sturdiness.
- ❑ Appliances
 - ❑ Inspector will run dishwasher through all cycles. Range/cooktop burners, oven, vent fan, and light will be checked. If fridge is included in sale it will be checked. Ensure all work accordingly.

Misc

- ❑ Radon tests are common, also mold or meth tests.
- ❑ Windows will be closed or relocked.
 - ❑ Improve movement through cleaning of tracks.
- ❑ Inspector will look for moisture stains, drywall cracks, loose flooring, uneven floors.
- ❑ Bugs/animal infestations

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