

Plumbing: Review the condition of the water heater and be sure to remove any storage to provide complete access.

On the water heater there is a “Pressure Relief Valve” it is typically on the top or side and its release lever should lift easily.

Be sure main water shutoff and exterior faucets function and do not leak.

A/C: It is a good plan to have the A/C serviced and an invoice describing the systems condition available for review.

Change the filters and make sure the area around the units is accessible.

To determine if the equipment is performing well check the air temperatures going into the unit and the temperature coming from one of the vents with a thermometer. It should have a difference of between 14 and 22 degrees if functioning properly.

On a split system there are two copper pipes coming from the compressor the larger insulated pipe should be cold to the touch the smaller should be slightly warmer than body temperature.

Clean around interior and exterior units to provide access for inspection.

Kitchen / Laundry: Review the function of all cabinet doors and drawers and tighten hinges and lubricate guides as needed.

Check the function of all appliances.

Clean excess storage from under the sink so there is access.

Vacuum under and behind the stove, laundry appliances, refrigerator and its coils.

Run the oven self clean mode.

Do the lights in the refrigerator ice dispenser, stove, and microwave function?

Check outlets for GFCI function if appropriate and under counter lighting.

Garage: Operate the garage door and check the function of the safety stops. Lubricate the tracks if needed.

Organize the area as much as possible.

Check outlets for GFCI function if appropriate.

Baths: Tap on the tiles in the showers and tubs to see that they are secure.

Clean excess storage from under the sink so there is access.

Check outlets for GFCI function if appropriate.

Look in the toilet to see if water is running

Check faucets to see that hot water is on the proper side “Left”.

Interior rooms: Review all surfaces paying special attention to ceilings and under windows for signs of water leaks. Under windows separation of the top of the floor molding from the sheetrock wall is often caused by moisture. Don't forget the closets.

Check the function of all lights and fans and **turn them on** during the inspection.

Check that all switches and outlets have intact cover plates and function properly.

Review the operation of all interior doors and the condition of shelving.

Pool: Make sure the water quality is good and the pool is full.

Check all valves and piping for function and leaks.

Have filters, pumps & heater running at the time of inspection.

Have child safety fencing installed if applicable.

Turn on the pool light.

While it is not possible here to mention all the items that are checked in a Home Inspection reviewing this list will eliminate many concerns before the inspector pulls out his pen.

At www.JCHomeInspector.com there is a sample report which can be reviewed by your sellers so they have a better idea as to what might be checked in an inspection.

Suggest a presale inspection. We will provide a detailed report and amend it after repairs are made eliminating the mention of the corrected defects. Potential buyers reviewing it will note the quality condition of the home.

