

The name of the game is **PREVENTION**

This is a great **checklist** for any kind of property, condominium, single residence , or a home in a multi-family complex. It is equally useful and relevant to **realtors and inspectors, as well as buyers of sellers.**

Before putting your house on the market, you will want to go through this list and start fixing any issue that the buyers might bring up, right after making the purchase offer. You will avoid all argument for negotiation in favor of lowering your initial price if nothing faulty is discovered during **inspections.**

As a realtor who will sign disclosures , this list is a great tool to avoid forgetting to look at all important items on the list.

As an inspector, it goes without saying, this is the thing to do!

As a buyer, you will be well inspired to go around the house and keep checklist with you. The checklist will come in handy although it will not replace the services of a professional . For referral to a professional inspector, please call (323) 363 91 40 or email at Muriellevin@ColdwellBanker.com

Home Inspections for Realtors, Home Inspectors, Buyers, AND Sellers.

OUTSIDE CHECKING

1. doorbells work.
2. missing roof shingles.
3. loose/damaged/clogged gutters/downspouts.
4. attic ventilation and condition of vent screens.
5. to see if there is standing water, especially near the foundation, after irrigation or rainfall.
6. for cracks in foundation walls.
7. structure (including attic and foundation crawl space) for pests (termites, wasps, spiders, nests, etc.).
8. exterior weatherproofing (stain, paint, etc.).
9. for any wood in direct contact with soil, including fences and gates.

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10. _____ for loose wiring (electric, cable, phone) and poor wire terminations.
11. _____ for holes and damage to siding, doors, windows, and trim so that structure is weatherproof.
12. _____ condition of fences or gates (leaning, damaged).
13. _____ that any exterior outlets are weatherproofed and not in permanent use for any landscape lighting.
14. _____ condition of landscape components (retaining walls, landscaper timbers, etc.).
15. _____ for overgrown vegetation, especially in walkways; growing on siding, roof, chimney, fences, or in gutters; or too close to utility lines.
16. _____ for trip hazards in walkways, driveways, and stairways (deterioration, vegetation, etc.)
17. _____ for loose, missing, or rusted guardrails and handrails at stairways, decks, balconies, and porches.
18. _____ that landscape lighting/irrigation systems work, and that sprinklers don't spray on fences or buildings.
19. _____ condition of pool and spa, and related equipment and utilities.
20. _____ that ponds, fountains, and waterfalls, and related utilities, work properly and are protected from children.

PLUMBING CHECKING

1. _____ that seismic straps are on the water heater.
2. _____ that stoppers work in bathtubs and sinks.
3. _____ for clogged drains.
4. _____ that toilet seat bolts and screws are tight.
5. _____ that faucets don't drip or leak around the base.
6. _____ stop action on faucet handles.
7. _____ condition of caulk/grout in bathtubs/showers.
8. _____ insulation on water pipes in foundation crawl space and attic.
9. _____ for safe and easy access to water shutoff valves (street curb, water heater, sinks, toilets, etc.).
10. _____ for safe and easy access to any gas shutoff valves (meter, furnace, water heater, etc.).
11. _____ for loose toilets and loose toilet tanks.

ELECTRICAL CHECKING

1. _____ for safe and easy access to electric panels and main circuit breaker.

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2. _____ that ceiling fans work on all speeds.
3. _____ for burned out lights, including ceiling fans.
4. _____ for damaged or loose outlets and light switches, including covers for outlets and switches.
5. _____ for unplugged appliances, and unplug anything that is unnecessary to facilitate outlet testing by the Buyer's property inspector.
6. _____ Remove extension cords and outlet multipliers.
7. _____ that outlets work.
8. _____ for outdated two-prong outlets and upgrade them to three-prong outlets.
9. _____ for properly working GFCI outlets in kitchen, bathrooms, garage, and exterior.
10. _____ that exhaust fans work in kitchen, bathrooms, and laundry area.
11. _____ that any electrical junction boxes have covers.

INSIDE CHECKING

1. _____ condition of towel holders and bathroom tissue holders.
2. _____ condition of bathtubs, showers, and shower doors, and replace old shower curtains.
3. _____ that safety seal shows on floor-to-ceiling windows and glass doors.
4. _____ that carbon monoxide alarms work.
5. _____ that smoke alarms work, and that they are present on each floor of multi-story houses.
6. _____ for loose kitchen and bathroom countertops.
7. _____ ease of operation for doors (including closet doors and cabinet doors), drawers, and windows, including windows nailed or painted shut.
8. _____ for missing, loose, or damaged hardware on doors (including closet doors and cabinet doors), drawers (stops and guides), and windows.
9. _____ for loose glass panes in windows and doors, as well as glass with holes or cracks in them.
10. _____ that latches/locks work on doors (including closet doors and cabinet doors), drawers, and windows.
11. _____ for damage to screen windows.
12. _____ Remove excessive storage (closets, attic, garage).
13. _____ for damage to walls and ceilings that need to be patched and painted.
14. _____ for moisture stains on ceilings and walls; around doors and windows; near sinks, toilets, bathtubs, and showers; and near the dishwasher.
15. _____ for loose, missing, or damaged guardrails and handrails in stairways.

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16. _____ for loose, broken or missing baseboards and door and window moldings.
17. _____ for cracked tiles or deteriorated grouting in kitchen and bathrooms.
18. _____ that kitchen appliances work.
19. _____ that an anti-tip device is installed on the range.

MISCELLANEOUS

1. _____ Let dogs and cats vacation for a few hours with a family member, friend, or at a pet spa. Check that other pets (birds, snakes, rodents, etc.) are caged.
2. _____ Certain items should be inspected annually due to their inherently dangerous nature. These include gas-using appliances, pool/spa equipment, roof, and the fireplace and chimney. If they have not been inspected within the last 12 months, having it done now can make escrow go more smoothly.
3. _____ Check that filters are in place and clean (kitchen range hood, heating/cooling, bathroom fans, etc.)
4. _____ Check for soot, cobwebs, and wildlife in the fireplace and lower areas of the chimney.
5. _____ The Chimney Safety Institute of America (CSIA) recommends that the fireplace and chimney undergo a Level II inspection any time real estate ownership is transferred, and I recommend having that done prior to the Buyer's inspection.
6. _____ Check that the fireplace damper opens/closes easily.
7. _____ Check for manufacturer installation guides, operating instructions, or user guides that you can provide to the buyer, especially for kitchen appliances; heating and cooling system; water heater; security, irrigation, fire suppression, central cleaning, and water modification systems; water well; and septic system.
8. _____ Many property inspectors exclude inspection and testing of some specialized systems, such as security and irrigation systems. Once you get the Buyer's inspection report, note what the Inspector did and did not do or could and could not do. Offer to meet with the Buyer to demonstrate how those systems are operated and maintained, and provide the contact information for any companies that regularly service the systems.
9. _____ Check for receipts and warranty papers for any work done on the property, particularly for inspections and work done to prepare the property for sale.

Prepared by Russel Ray from San Diego, CA
One ounce of prevention is better...

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