

HOME SELLERS CHECKLIST

If you are getting ready to sell your home, taking the time to do your own pre-inspection may help keep you from being blindsided by costly repair items discovered during the buyer's home inspection. Just be sure to discuss things with your broker and get their advice before you pay for any repairs or mitigation. So here are some of the most common and potentially expensive conditions that home inspectors discover:



HERE'S A FEW OF THE OTHER COMMON FINDINGS THAT HOME INSPECTORS REPORT ON:

1. Rodent and/or other animal related damage to insulation and heat ducting in the substructure crawl space.

Check for damaged foundation vent screens, openings into the substructure and crawl space access covers that don't fit well or are rotted out. If there are open points of entry, have the substructure checked out for possible issues. Be sure to repair and seal these entry areas as well.

2. Water in the sub-structure crawl space.

Look for bad soil grade around the house, wet, boggy areas and downspouts that don't drain away from the house. If present, it would be a good idea to have the crawl space checked out for possible water issues which might require further mitigation.

3. Siding that is failing or rot damaged.

Rot damage is often discovered along the lower edges of siding, around windows and doors and places where siding contacts dirt, concrete or foliage. You can't do much about siding touching concrete, but you can clear foliage and dirt away from the siding. Check the suspect areas for siding that looks damaged, swollen or growing mushrooms. If you see such evidence, further evaluation is probably indicated.

4. Roofing that is failing/leaking.

In real estate, the benchmark is whether the roof will last 5 years. Typically, a 3 tab shingle will last 17 - 18 years, a 25 year laminated shingle about 25 years and tile, perhaps 20 - 25. Knowing how old your roof is will give you some sense about how much life it may have left. Look for leak evidence in the attic and the eaves, especially below the valleys. If you have any uncertainty about life span, if your roof is covered with moss or debris, or is leaking, have a roofer check it out.

5. Mold in the attic.

Dark or white discoloration on the underside of the roof sheeting in the attic indicates a possible mold condition. Because of the liability associated with mitigation, this is a job for a mold remediation expert.

6. Rodents in the attic.

Rodent droppings, urine stains and odor and tunneling in the insulation could equate to costly mitigation by a pest control company and insulation contractor.

- ✓ No recent furnace servicing
- ✓ Leaking water heaters
- ✓ Water heater earthquake straps
- ✓ Improper electrical modifications
- ✓ Leaking bath & kitchen sinks
- ✓ Loose, leaking toilets
- ✓ Soft flooring in bathrooms
- ✓ Failed or broken windows
- ✓ Missing smoke detectors



Provided by Cameo Home Inspection Services

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