



GOLD KEY

INSPECTION SERVICES

877-465-3806

Save the SELLER \$ before the Home Inspection

Here are a few simple steps you, as the seller, can take to prepare the home for a professional Home Inspection. Your attention to a few details can go a long way to ensure that everything goes smoothly and you are in control of repairs, reducing last-minute, high-priced negotiations. Use the list below to help get your home ready!

Safety Maintenance

- Check outlets for proper covers
- GFCI protection is required at all outlets within 6ft of water- such as kitchens, bathrooms, laundry rooms, garages, and all exterior outlets.
- Exposed wiring should be in conduit
- Exposed connections should be in junction boxes with covers
- Exterior hose bibs should have anti-siphon valves to prevent accidental contamination of primary water supply
- Secure handle rails at pools, porches, and interior stairways

Routine Interior Maintenance

- Repair leaky faucets and fixtures
- Re-caulk around bathtubs and sinks
- Have an electrician inspect receptacles and switches and make any necessary repairs. GFCI outlets recommended at all outlets within 6ft of a water source.
- Repair any cracked glass or broken windows and loosen any windows that are painted shut
- Arrange service for the furnace and central air conditioning
- Have the chimney swept
- Fresh batteries in smoke detectors and install where needed
- Check dryer vent cover for damage and repair or replace, as needed
- Install light bulbs where needed
- Check food disposal and additional appliances for proper operation
- Check AC filters and replace as necessary
- Water heater temperature pressure relief (TPR) valve should be plumbed properly. The TPR discharge piping should be plumbed in a horizontal or downward direction- never in an upward direction upon leaving the TPR valve



Routine Exterior Maintenance

- ___ Repair damaged masonry on walkways and steps
- ___ Seal cracks in driveway
- ___ Repair minor defects in exterior walls
- ___ Re-caulk around exterior windows, doors, and flashing
- ___ Replace damaged or missing shingles
- ___ Clean debris from gutters and check downspouts for proper drainage
- ___ Trim foliage, shrubs, or trees away from the home approximately 12" or more
- ___ Anti-siphon valves should be installed at all exterior hose bibs
- ___ Gutter extensions at exterior gutter downspouts
- ___ Metal Lintels around doors and windows should be painted or covered
- ___ All cracks, gaps, holes, and utility penetrations should be sealed or caulked
- ___ Check and replace all damaged screens

On the Day of the Inspection

- ___ Allow sufficient time for the inspection- the average inspection takes 2-4 hours
- ___ If property is vacant, make sure ALL utilities are ON
- ___ Be sure that keys are available for any locked doors
- ___ Allow access to components such as electrical panels, water meter, and gas meter
- ___ Move objects from around the water heater, furnace, and air conditioner to allow unimpeded access
- ___ Clear paths of snow or debris
- ___ Keep pets in a safe location out of the home or in a crate



**GET READY,
GET SET,
OPTIMIZE
YOUR
SELLING
PRICE...**



QUESTIONS?

CONTACT US:

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