

K Andrew Construction LLC
Home Inspections
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Here is a pre-inspection to do list for homeowners.

These items are commonly noted during home inspections. These things can be fixed with minimal expense and time, either by the homeowner or paid professionals.

- Gutters and downspouts. Have the gutters cleaned and checked for proper drainage and check that all downspouts are free and clear and that downspout extensions are attached and directed away from the foundation.
- Check that all your windows and doors open and close with normal effort. Check that all hardware is in place and secure and that it operates as intended.
- Are screens in place on the windows?
- Inspect the trees, shrubs and other vegetation around your home and make sure any growth is trimmed away from walls, gutters, roof, mechanical equipment, power panels, and power lines.
- Make sure the automatic garage door is safely operating.
- Check all inside and outside lights, replace burned out bulbs.
- Smoke detectors - smoke detectors should be installed in all bedrooms and hallways and at stair locations. Install new batteries if the batteries have not been changed in the past year.
- Carbon monoxide detectors are required in new construction - older homes don't typically have them installed. If you have the time and money installing these detectors is a plus.
- Shower enclosures - make sure doors open and close easily and that all seals are in place.
- Crawl-spaces, basements, attics - remove stored items, make sure the access to these areas is clear and if there are utility lights in these areas, make sure they work.
- Mechanical equipment and electrical panels - ensure access to the equipment in your home. Remove any items that might obstruct an inspector's ability to access these items. Change the filter in the furnace.

Pass this list on to your clients. With a little time and minimal expense these items will not show up on the inspection reports.

Best Regards,
Kevin A. Yuran