

**Home Inspection
Services**

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**all
about
HOMES**
Where Safety Comes First!

*It's A Great
Time To Buy
A Home!*



Top Repairs Every Seller Should Make Before the Home Inspection



- ♦ Make sure there is at least one working CO detector and smoke detector on every floor of the home. Smoke/CO detectors should also be within 15 feet of each bedroom.
- ♦ Test all GFCI outlets, including exterior outlets. Replace these outlets if they do not trip properly.
- ♦ Install GFCI outlets within 6 feet of water in the kitchen, on all bathroom outlets, on all exterior outlets, on laundry outlets and in garages and basements.
- ♦ Replace worn caulking in bathrooms and kitchen.
- ♦ Make sure all appliances in the kitchen and laundry areas are working properly.
- ♦ Install all screens and storm windows. Repair damaged screens/storms. Make sure windows open and close.
- ♦ Check for and disclose any compromised thermopane window seals (appears as fogginess between the window panes). Find out if there is any remaining warranty that will cover replacement of these windows.
- ♦ Professionally service furnace/boiler and air conditioning (depending on season). Provide receipt for service to buyers. Change air filters. Check humidifier for leaks (turn on and watch for leaks).
- ♦ Operate whirlpool jets and steam showers (check steam shower box for leaks).
- ♦ Check for loose toilets and faucets. Have loose plumbing fixtures repaired.
- ♦ Check sink drains for leaks—fill the basin with water, then watch the drain beneath as the water empties from the basin—this is the best way to find small plumbing leaks.
- ♦ Repair loose tiles or cracked grout in bath and shower surrounds.
- ♦ Check for water stains (mold) throughout the home. Repair source of water problem and interior damage. The most common problem areas are found around windows and doors, ceilings under bathrooms and kitchens, ceilings beneath the roof and along the basement or crawl space foundation.
- ♦ Repair any large areas of damage to exterior siding or masonry.
- ♦ Repair leaking gutters and downspouts.
- ♦ Repair or replace any damaged roofing shingles or materials.
- ♦ Gather warranty paperwork and/or maintenance history for major mechanicals and appliances.
- ♦ Make sure the following systems are readily accessible: electrical panels, furnace, water heater, sump/ejector pumps, water main, crawl space access panels, whirlpool access panels, attic access panels.



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Feel free to copy and distribute
the other side of this page to your home sellers.

The more they understand how to prepare their home,
the smoother the process will go.