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## Seller Suggested Prep List Prior to Inspection

- Access
  - Ensure garage and gate remotes are available
  - Keys are available for any pad locks (gates, junction boxes, attic stairs, and so on) and exterior storage room/buildings.
- Interior
  - Ensure all light bulbs are working ; preferably consistent color throughout.
  - Test every switch in the home to be sure everything functions ; lights; ceiling fans, garbage disposal, Jacuzzi tub pump and so on.
  - Test all GCIF's (kitchen and bathrooms) to ensure they trip and reset properly.
    - All appliances are working in order? Microwave - heats up? Dishwasher runs and drains? All stove burners functions as they should? Oven heats up? Garbage disposal - turning and nothing stuck inside?
  - Ensure all electrical outlets are powered and no cracked or missing cover plates.
  - Test all receptacles to ensure they are wired correctly. We can provide a tester if you don't have one.
  - Ensure all smoke detectors installed and functioning.
  - Install new AC return filter element. Grille clean? AC registers clean and rust free?
  - Ensure all interior doors latch properly (deadbolts too).
  - Repair any sheet rock holes in walls (inside and garage).
  - Ensure toilets are properly secured to the floor. Be careful no to over tighten! Sometimes, a loose toilet is a sign of cracked closet flange, which isn't corrected by tightening the the toilet bolts. No toilets "running".
  - No slow drains (bath tubs, sinks, and so on).
  - No mold or mildew on bathroom walls or ceilings? Shower/tubs extra clean and no mold on caulk lines.
  - Bathroom vent fans working properly?
  - If the oven is free-standing, doe it have anti-tip brackets installed?
  - Broken windows should be replaced. VA will not finance a home with broken glass windows/doors .
  - Broker seals on double pane windows. Windows open and close easily? Window will remain open unsupported (spring works properly)? Window locks work?
  - An inspector will check to ensure the AC temperature differential (air temperature near thermostats minus the air temperature blowing out of a register) is at least 15°F . If you've cleaned the condenser and changed the air filter and that you are not achieving a good differential temperature, then consider having a AC technician service your AC. If you've had the system serviced in the last 12 months, find the invoice and have it available if requested.
  - Garage doors and function properly when resistance is applied. Remotes work.
  - Chimney damper functions properly? Gas logs functions properly? Gas key available?



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## Seller Suggested Prep List Prior to Inspection

- Exterior
  - Trim tree branches about 2' from house and roof. Trim shrubs 6" from house.
  - Ensure 3-4" slab is exposed all the way around the house.
  - Test all GCFI's to ensure they trip and reset properly.
  - Ensure all electrical outlets are powered and no cracked or missing cover plates.
  - Test all receptacles to ensure all they are wire correctly. We can provide a tester if you don't have one.
  - Seal exterior with appropriate caulk where there are dissimilar materials joining together.
  - Cracks in stucco - let's discuss appropriate methods for making repairs.
  - Clean your AC condenser (the exterior unit). Just use water to wash the dust and grass clippings off the exterior of the condenser. Do it gently - do not crush the fins. Cold copper line properly insulated.
  - Consider soft washing the exterior of the house (mainly painted areas) with bleach and JoMax.
  - Any rotten wood (siding, fascia, soffits, shutters, door trim, etc.) should be replaced and painted.
  - Correct any water leaks in the attic or roof, repair, and paint stained sheet rock.
  - Replace any deteriorated roof or plumbing jacks. If you're replacing any, now would be a good time for the roofer to hammer down any "nail pops". Replace any damaged or missing shingles.
  - All fence gates and doors latch properly.
  - Exterior door weather stripping in good shape.
  - Confirm all gas lanterns are lit.
  - If foundation work was done, pull out the paperwork and have it available for the inspection.
  - Any peeling paint? If so, let's discuss options.
  - Gutters cleaned, of debris, secure, and connected properly?
- Attic
  - Make sure the light in attic is functioning properly. We need attic accessibility as well.
  - Attic pull down stairs need to be safe & secure. The closure should easily & seal properly.
  - Check for & remove unnecessary buckets or other containers used in the past to contain roof leaks.
  - Remove belongings to make a clear path for the inspector to access the HVAC & water heater in the attic spaces as needed for inspections or they may have to come back again.
  - Ensure the AC and Water Heater pans in the attic are clear of debris and loose insulation.
  - Ensure the AC return connection to the evaporator coil in the attic is properly sealed.
  - Condensate drain line properly insulated. Cold copper line properly insulated.
  - Any flue pipes (chimney, gas-powered heating unit, or gas-powered water heaters) penetrating the roof should have no combustible materials (roof decking, tar paper, or shingles) within 1-2 inches of the pipes. Trim the combustibles as necessary or inspector will report it as safety concern.
  - For gas-powered heaters, is the flue pipe collar securely connected to the water heater? If not, sheet metal screws can be used to make this connection.
  - Water heater relief valve properly piped outside and not leaking.



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## *Seller Suggested Prep List Prior to Inspection*

- Make sure everything in the attic is properly connected, such as hoses from the bathroom vent fans.
- If your dryer vents through the roof, ensure the connection at the roof is not restricted with lint and that there isn't excessive lint build-up on materials near/below the vent.
- Power vent fans with motors in attic are they functioning properly?
- Any wire junctions/splices not in enclosed junction boxes?

**We have a list of contractors that can help you with taking care of these items.**