



Provided on behalf of your trusted realtor  
and ICT Pro Inspections.



One of the best ways to prepare for selling your home is to get an inspection done. This allows problems to be found and repaired ahead of time so that it doesn't hinder the sale once an offer is accepted. Overall, things run smoother.

However, we realize that this is not always an expense you are willing to take on when selling your home.

For this reason, we have compiled a list of commonly found items on a home inspection that are relatively easy to check and fix without hiring a home inspector. **By checking and repairing these small items, the inspection report will look better to your buyer.** Most of the time these items can be easy to repair and will make your home more attractive by omitting them from a future report.

Obviously, there are major components to a home that require specific expertise, training and experience to inspect. We do hope this helps you to be proactive about addressing issues prior to a buyer's inspection. Scheduling a Seller's Inspection is an option and a great idea for anyone wanting to ensure all items are correctly inspected.

It is advised that any items in question should be checked and repaired by a qualified professional to ensure safety and quality of work. Some of these items pose reasonable risk to inspect or correct. For this reason, we do not recommend anyone but a qualified professional, especially on anything that could be deemed unsafe.

If you have any questions on inspection items, please feel free to contact ICT Pro Inspections directly at (316)535-0900 or [www.ictproinspections.com](http://www.ictproinspections.com)

## Seller's Cheatsheet TO HOME INSPECTION



A guide to what a home inspection company will be looking for when inspecting a property.

Please let me know any questions you might have.  
We are in this together!

BE PROACTIVE ON SELLING YOUR PROPERTY

DOING THE RIGHT THING IS  
ALWAYS IN STYLE!



## ☐ EXTERIOR

Taking a quick walk around your home can go a long way when you know what to look for. Check for things like:

- Rotting wood.
- Loose railings.
- Damaged screens/windows.
- Overgrown vegetation/root systems near the homes exterior.
- Tripping hazards on walkways and driveways.

## ☐ ROOF

Roof items can be more costly depending on the condition. However, sometimes only minor repairs are needed. You will want to yourself or you can have a handyman take a look for:

- Condition of the roof coverings.
- Displaced/missing shingles.
- Potential leak points.
- Condition of plumbing vent flashings/boots.

## ☐ GUTTERS / DOWNSPOUTS

Gutters and downspouts are also part of the roof system, look for:

- Damaged or leaking gutters.
- Clear any debris from the gutters and downspouts.
- Make sure the downspout locations aren't negatively impacting the foundation of the home, many inspectors will comment about this. Simply adding downspout extensions to get water runoff away from the home's foundation will help to prolong the life and prevent major repairs.

## ☐ INTERIOR

The interior space includes walls/ceilings, floors, doors, windows, stairs and countertop/cabinets. Besides major cosmetic damage to an interior, an inspector will be looking for:

- Moisture damage to walls, ceilings and cabinets.
- Grout in tile floors is satisfactory.
- Exterior and interior doors latch and lock with ease
- Windows open, close and lock with ease and have no damage to screens.
- Railing and steps in the home are secure and safe.
- Functionality of the cabinets. Be sure to tighten any loose hardware before the inspection.

## ☐ ELECTRICITY

When it comes to electricity, most should be left to an expert.

Some of the more common, minor issues that arise are:

- GFCI Receptacles (Outlets) & Breakers  
These are the slightly different receptacles (outlets) that you find in your bathroom, kitchen, garage and outside.  
They should be tested regularly to make sure they are functioning properly. Simply press the "TEST" button on the receptacle/breaker and it should make a click noise. Then press the "RESET" button which should make the receptacle work again. If the TEST or RESET function does not work, the receptacle should be replaced.
- Smoke detectors should be located in every bedroom, outside of every bedroom & kitchen.
- Replace any burnt out light bulbs so they aren't mistaken for inoperable light fixtures.
- Make sure all cover plates are installed on receptacles and switches.

## ☐ HVAC UNITS

HVAC Units are complex machines that require regular maintenance. Due to the complexity of the units, we recommend having it serviced by a reputable company when putting your home on the market. If issues come up during the inspection, you can contact the company to ask them why all issues weren't resolved.

At minimum, be sure to:

- Change out the air filter on the unit and be sure to write the date of install on the new filter. It's very important to have the correct size filter. If you're unsure, take a look at the existing filter to obtain the size.
- Ensure the last routine maintenance is recorded on the unit schedule label or sheet nearby.

## ☐ PLUMBING

Most houses contain only minor plumbing issues that could be caught and repaired ahead of time. To ensure the plumbing inspection goes well:

- Fill all sinks halfway with water and let drain.  
The increased pressure will let you know if there are any hidden leaks. Simply look and feel under the sink at the drain pipes with a flashlight while it is draining to check for leaks
- Tighten loose toilet seats
- Look for any water or leaks around the base of the toilet after flushing several times
- All areas around the tubs and sinks should be sealed with 100% silicone. Be sure to remove old degraded sealant/caulk with a razor blade before installing new sealant.

## ☐ OTHER ITEMS

Any other items that your realtor has pointed out to help you with the sale of your house.