

*Congratulations on your
home-selling adventure!*

On the following pages you'll find a thoughtfully curated list of home inspection items and small repairs that can help you prepare your home for agents and prospective buyers. We designed this guide in a room-by-room format to help you work through your home and, literally, check things off the list. While the guide is tailored for DIY or handyman-level inspection and repairs, it's best to hire a qualified professional if you cannot perform these activities safely and effectively. Additionally, if you observe anything that could cause harm to a person or property, call a qualified professional. The team at Pearl Inspection Services can be reached at 503.489.7474 for all your home inspection needs, including free phone advice from a licensed home inspector.

Disclaimer: This guide is neither comprehensive, nor exhaustive. This is not a substitute for an inspection by a trained and licensed home inspector. Do not perform any task that cannot be performed safely. Do not climb ladders or get on your roof.

Lets start inside...

Kitchen

- Open and close all cabinet doors and drawers. Make adjustments to, or replace, all hardware that doesn't function properly.
- Seal cracks in grout/sealant.
- Clear debris from disposal and sink drain.
- Look under the sink for leaks. Touch the pipes and fittings to ensure they're dry.
- Run the dishwasher and confirm the surrounding floor remains dry.

Bedroom(s)

- If a ceiling fan is present, ensure it is securely fastened and doesn't wiggle.
- Ensure all light fixtures have globes or covers over the bulbs.

Bathroom(s)

- Open and close all cabinet doors and drawers. Make adjustments to, or replace, all hardware that doesn't function properly.
- Seal cracks in grout/sealant, including in the tub and shower.
- Ensure the toilet and toilet seat are securely fastened. Tighten as needed.
- Clear all blockages in slow-draining sinks, showers and tubs.

Laundry Room

- Check the washing machine supply and drain lines for leaks.
- Check under the sink, if present, for leaks.
- Clean the dryer lint screen.

Staircases & Hallways

- Ensure all handrails are securely fastened..

Garage

- Lubricate overhead door springs and hinges with appropriate lubricant.
- Ensure automatic-reversal "eyes" are functional, if present. Adjust their aim as needed.

General Interior

- Check all lightbulbs.
- Locate all smoke detectors. Ensure there is a smoke detector in every bedroom, one in the hallway(s) leading to bedrooms, and at least one on each level. of the home. Press the "TEST" button on all alarms. Replace disfunctional alarms.
- Confirm each smoke detector is less than 10 years old. They have a 10 year service life.
- Locate all carbon monoxide alarms. Ensure there is a carbon monoxide alarm on each floor, and in each bedroom OR within 15 feet of each bedroom door.
- Confirm all CO alarms are less than 7 years old. They have a service life of 5-7 years.
- Remove all extension cords. Power strips are OK.
- Check the furnace filter. Ensure it is clean and has been replaced within the last 3 months.
- Clean all ash from the fireplace. Operate the damper to ensure it opens and closes.
- Confirm all light switches work as intended.

Now, lets head outside!

Walkways and Patios

- Wash/pressure wash with appropriate cleaners to eliminate moss, mold and mildew which lead to slip hazards.
- Replace all rotten deck boards.

Roof

- Look for moss and other debris on roof and in gutters. Call a professional to remove all debris.

Siding and Soffit

- Look for loose/peeling paint and repair.
- Ensure there is no bare wood exposed on the outside of your home. All exterior building materials should be painted or sealed.

General Exterior

- Check all lightbulbs.
- Check all window screens for holes.
- Check for cracked sealant around doors and windows.
- Trim trees and shrubs 2 feet away from the siding, and 6 feet away from the roof.
- Locate the dryer vent. Ensure the vent louvers are clear and that the vent is free of lint and other debris.
- Where feasible, ensure there is 6 inches of clearance between the ground and siding materials.

Follow-up Items:

We hope you found this guide to be informative and useful. If you decide at any point you need professional advice, please call and talk to a licensed inspector. If you aren't certain you can complete these inspection and repair items safely and effectively, contact a qualified professional for assistance.