

Pre-Purchase Inspections

There's more to a home than its appearance. You owe it to yourself to find out what's happening beneath the surface.

A home has many complex units that may not be as sound as they look. You need to know if its structural integrity is solid and if the electrical, plumbing, heating and air conditioning systems are in good working order.

You don't want to find out that there are major defects in your new home after you purchase it.



Pre-Listing Inspections

As a home seller, you want to get the highest offer in the shortest period of time.

Homebuyers can afford to be choosy. A pre-listing inspection lays the foundation for a quicker and more qualified sale.

A home inspection prior to listing your home lets you decide if you want to correct any problems, or adjust your sales price. It increases the confidence of prospective homebuyers and minimizes the time your home is on the market.

Don't let repairs be a negotiating tool for your buyers.

Questions to Ask a Home Inspector

- 1 What are your qualifications? Are you a member of the American Association of Home Inspectors?
- 2 How many property inspections do you do each year?
- 3 Do you have a list of past clients I can contact?
- 4 Do you carry professional errors and omission insurance? May I have a copy of the policy?
- 5 Do you provide any guarantees of your work?
- 6 What specifically will the inspection cover?
- 7 What type of report will I receive after the inspection?
- 8 How much will the inspection cost?
- 9 How long will the inspection take and how long will it take to receive the report?



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ANN ARBOR AREA  BOARD OF REALTORS®

Home Inspection & Maintenance Checklist For Buyers and Sellers

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Spring Maintenance Checklist

Check foundation walls, concrete for cracking, deterioration or damage.

Check brick for deteriorated mortar and inspect flashings around chimneys/vents for damage and bird/insect nests.

Inspect wood surfaces for water damage, weathering and caulking on trim pieces.

Check decks, patios, stairs/railings for deterioration or damage.



Cut tree branches and shrubs away from structures and wires.

Check roofs for cracking/blistering and damaged shingles.

Check doors/windows for cracked glass, peeling paint and smooth operation.

Check gutters/downspouts for damage.

Check water heater for leaks or corrosion.

Check refrigerant lines for missing or damaged insulation.

Check lawn sprinkler systems for leaky valves and exposed lines.

Inspect the grout of all tile joints.

Check caulking around tubs/showers, sinks, toilets and interior trim pieces for damage.



Fall Maintenance Checklist

Check brick for deteriorated mortar and inspect flashings around chimneys/vents for damage and bird/insect nests.

Cut tree branches and shrubs away from structures, wires and roofs.

Check roofs for cracking/blistering and damaged shingles.

Check gutters/downspouts for damage.

Check doors/windows for cracked glass, peeling paint and smooth operation.

Inspect glazing putty on doors/windows.

Check for cracked/damaged caulking on exterior trim pieces.

Inspect weather stripping on all doors/windows.

Remove wall units for winter.

Outdoor faucets, pool equipment and sprinkler systems should be drained.

Lubricate fan, motor bearings in heating/air conditioning systems.

Check belts in heating/air conditioning systems.

Check furnace filters and replace if necessary.



Periodical Maintenance Checklist

Check basement/crawl space and exterior wood for damage from moisture and pests.

Clean debris from gutters/downspouts/roofs and check that downspout extensions divert water at least 4-6 feet away from the foundation.

Check for water infiltration in attic, ceilings after wet weather.

Check smoke/carbon monoxide alarms.

Check wiring/cable, lamp/extension cords for damage or wear and replace if necessary.

What Your Home Inspection Should Cover

- Siding: Dents and buckling
- Foundations: Cracks, water damage.
- Brick: Cracks, damaged or missing mortar.
- Insulation: Condition, adequate rating for climate.
- Doors/Windows: Condition, fit.
- Roof: Age, condition, pooling water, shingles, gutters/downspouts.
- Ceilings, walls and mouldings: Loose pieces and drywall that is pulling away.
- Porch/Deck: Loose railings, steps and rot.
- Electrical: Circuit breakers, outlets in each room.
- Plumbing: Water pressure, leaks, rust, corrosion.
- Water Heater: Age, adequate size, recovery speed, energy rating.
- Furnace/Air Conditioning: Age and energy rating.
- Garage: Cracks, stains, floor condition, door mechanism.
- Basement: Water damage or leakage.
- Attic: Adequate ventilation and water leaks.
- Driveways/Sidewalks: Pavement condition.