

Before the *Inspector Arrives*

THE SHORT LIST · SELLER HANDOUT
AR TAYLOR REAL ESTATE · CA DRE #01467077

A home inspection is not a pass or fail test. It is a list, and the buyer will price every line on it. Most findings cost very little to fix in advance and a great deal to concede later, because buyers do not ask for what a repair costs. They ask for what it might cost.

DO THESE TWELVE FIRST

The near universal callouts

- 01 Water heater not strapped at both the upper and lower third
- 02 Missing or incorrect temperature and pressure relief discharge line
- 03 Missing GFCI protection at kitchen, bath, garage, laundry, and exterior outlets
- 04 Smoke and carbon monoxide alarms missing, expired, or in the wrong rooms
- 05 Toilets loose at the floor
- 06 Leaks and corroded shutoff valves under sinks
- 07 Garage door auto reverse and photo eyes not working
- 08 Dryer vented with plastic or foil duct, or blocked with lint
- 09 Missing outlet covers, switch plates, and junction box covers
- 10 Amateur wiring and extension cords used as permanent wiring
- 11 Slow drains at sinks and tubs
- 12 Bent, torn, or missing window screens

INSPECTION DAY

Anything unreachable is written up as not inspected

- ☐ Clear access to the attic hatch, crawlspace, panel, water heater, furnace, and exterior walls
- ☐ Gates, sheds, and side yards unlocked, keys or remotes left for anything else
- ☐ All utilities on, including gas, with pilot lights lit
- ☐ Pets secured and, if possible, off site
- ☐ Storage pulled back from garage walls, closets, and under sink cabinets

WORTH CHECKING EARLY ON AN OLDER HOME

Sewer lateral scope · Roof condition report · Termite report · Panel brand (Federal Pacific, Zinsco, Challenger)

AND FOUR THINGS NOT TO DO

- ✗ Do not do your own gas, electrical, or structural work
- ✗ Do not do permit required work without the permit
- ✗ Do not paint over stains, mold, or rot
- ✗ Do not assume a repair removes the disclosure

Ask me for the full checklist. It runs every system in the house, room by room, and it is the version to work from once we set a listing date.