



CHECKLIST FOR A GOOD INSPECTION

WHEN YOU ARE SELLING YOUR HOME, YOU MAY BE TEMPTED TO FOCUS MORE ON YOUR HOME'S APPEARANCE THAN ITS **CONDITION**...BOTH ARE VERY IMPORTANT TO HOME BUYERS!

In Texas, a home inspection report "sticks" with the home for four years. That means that if you get a contract on your home, and the Buyers do inspections, and then back of of the deal ("exercise their Option") due to repair issues, you will have to attach that inspection report to your Seller's Disclosure to inform all potential buyers about the issues with the home. (This is Texas law.)

CUT TREE LIMBS AWAY FROM THE HOUSE.

POWER WASH STAINED SIDING AND BRICK TO REMOVE DISCOLORATION

INSTALL SPLASH BLOCKS AT DOWNSPOUTS

CLEAN GUTTERS AND REPAIR WHERE NECESSARY

REPAIR ALL ROTTED WOOD AND PAINT TO MATCH

REMOVE ANY ITEMS STACKED AGAINST THE HOUSE OR GARAGE

REPAIR AND REPLACE DAMAGED SCREENS

REPAIR DRIPPING FAUCETS

CLEAN CHIMNEY

CLEAN AND INSPECT HEATER

CHECK A/C; IT SHOULD COOL TO 20 DEGREES BELOW OUTSIDE TEMPERATURE

CHECK CONDENSING UNIT AND CLEAN AWAY ANY DEBRIS, LEAVES, GRASS, ETC.

TEST ALL SMOKE DETECTORS; ADD NEW BATTERIES WHERE NECESSARY

TOILETS SHOULD BE SECURED (SHOULD NOT ROCK)

MAKE SURE ALL TUBS AND/OR SHOWERS DO NOT LEAK

HAVE ALL CRACKS IN MASONRY REPAIRED BY A PROFESSIONAL MASON

Bringing You to the Closing Table.

