

E3 Home Inspections

Evaluation - Explanation – Education



Pre-Listing Checklist

These 10 Items should be checked during a home inspection and typically the cost to fix any one item is less than \$20.

	Yes	No	N/A	
1.				Is a range anti-tip device installed? <i>This little device keeps the back of the range in place if weight is added to the open door. This can protect items from falling off the stove top or protect the range itself from falling. It can typically be purchased for about \$15.</i>
2.				Is the dishwasher drain line high looped or connected to an air gap? <i>Looping the dishwasher hose prevents grey water from entering the dishwasher in the event of a sink backup. This can be done by raising the dishwasher hose to the bottom of the counter top under the sink.</i>
3.				Is the hot water temperature set below 120 degrees? <i>120 degrees is considered to be the maximum safe temperature for household water.</i>
4.				Is there a smoke alarm in each bedroom? <i>The modern standard is a smoke alarm in each sleeping area of the home. Smoke alarms can be purchased for less than \$10.</i>
5.				Is there a CO detector on each level of the home? <i>CO Alarms can be purchased for less than \$20 and can detect the odorless tasteless gas.</i>
6.				Are there self-closing hinges on the garage to house door? <i>The garage to house door should be self-closing to protect the home in case of a fire in the garage. Spring hinges can be purchased for about \$12.</i>
7.				Is the fire separation wall between the house and garage fully taped and sealed? <i>Fire rated calk should be applied to any openings in the wall between the garage and home. Tubes cost less than \$20. Large areas should be sheet-rocked and taped.</i>
8.				Is the water heater earthquake strapped? <i>Strapping the water heater in place will protect it from falling during an earthquake, straps can be purchased for less than \$20.</i>
9.				Is there a vacuum breaker or anti siphon device on the exterior hose bibs? <i>Adding a vacuum breaker to hose bibs can prevent cross contamination caused by siphoning water back into the water supply system. They can be purchased for less than \$10.</i>
10.				Do downspouts drain away from the foundation of the home? <i>Downspouts should carry water away from the home keeping it away from the structure. Splash blocks or downspout extensions can be bought for less than \$20.</i>

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