



A SELLERS CHECKLIST

Make a Visual Inspection of Your Roof

Extensive damage can be caused when shingles fall off completely. Look for signs of age such as curling, shrinking, or broken or missing shingles. In order to avoid costly leaks, repair or replace damaged or missing shingles.

Inspect Air Conditioning System & Change Filter

Now is the time to have your air conditioning system checked by a licensed HVAC mechanic, and have him place a dated sticker on the unit! Have your furnace or air handler filter replaced and be sure to change it monthly.

Drainage

Inspect the perimeter of your home looking for signs of settling or voids that would allow rain to run down into your foundation. A properly sloped yard has a minimum of a 5-inch fall from the house to 5 feet out in the yard. This should be true on all sides of your home. This is a minimum condition, the greater the slope, the better your chances of maintaining a dry basement.



Inspect and Clean Gutters and Downspouts

Ice that may have formed in gutters can cause the gutter to pull away from the house as well as break seals in gutter joints and downspout connections. Loose or clogged gutters can allow rain to run over your fascia board, into your eaves, and ultimately into your house. Loose gutters can also allow rain to collect near your foundation causing your basement to leak. Gutter cleaning, inspections, and repairs generally require using an extension ladder, which can present a potentially dangerous situation. It is recommended that your local licensed handyman or gutter service perform this task.

Inspect Your Deck

Our weather can be harsh on wood, so look for loose nails and boards. Also, check for rotted boards that need to be fixed or replaced.

Inspect Window and Door Screens

Inspect screens for holes and tears. You can purchase a screen repair kit from your local hardware store.

Paint

Look for signs of cracking or peeling paint and caulking. Scrape, sand, and repaint areas as needed so that you don't end up with rotted wood or the need to repaint the entire house.

Clean Fireplaces and Wood Stoves

Remove as many ashes as possible and close your chimney flue. Consult the owner's manual for your wood stove for proper cleaning.

Pre-Listing Inspection

Call Camelot Home Inspections for a pre-listing inspection that will provide a third-party unbiased opinion to offer to potential buyers and might relieve a prospective buyer's unfounded suspicions, before they walk away.



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Maintaining Your Water Heater

Most people don't give any thought to their water heater—they just turn on the faucet and expect hot water to come out. Keep your water heater in peak operating condition by draining your tank. How often you need to do this depends upon the sediment buildup you are getting in your tank. Some experts recommend draining once a year. To drain the tank:

- ◆ Turn off the power source to the water heater. You do not want it to heat while empty. This is very important. Failure to do so may cause damage to the water heater.
- ◆ Turn off the water supply to the tank.
- ◆ Locate the drain valve at the bottom of the tank. Looks like a hose spigot.
- ◆ Connect a hose to this and place the hose in a drain or sump.
- ◆ Consider running the water through a strainer to judge sediment build up to determine how frequently draining is needed.
- ◆ Open the drain valve at the bottom of the water heater.
- ◆ Most experts recommend draining 3/4 of the water from the tank. If this is the first time I recommend a complete flush.
- ◆ Close valve and fill tank.
- ◆ Once tank is full turn power source to tank back on.

If you notice lots of sediment at the end of the draining process, you may have to do this several times to clear out the build up. This is common if this is the first time a unit has been drained in quite a while. Good luck!

HOME INSPECTION NIGHTMARES!



This homemade recessed light fixture, 1 of 12, was found while trying to figure out why the recessed lights in the basement were burning out.

courtesy of the ASHI Reporter



ASK THE INSPECTOR

Do I need to remove asbestos roofing and siding or should the siding be painted?

Erick's Response:

Asbestos-containing roofing and siding in good condition is best left alone. You do have the option of repairing damaged roofing and siding. If the siding is not powdery or flaky, it is usually left alone or painted (before it **does** get flaky). Most Sellers like to make sure that their home has a fresh coat of paint before it goes on the market.

Avoid breaking, sanding, cutting, drilling and sawing the materials during repair. This can release asbestos fibers into the air. Asbestos concrete siding can be patched with caulk which can be used outdoors and can also be painted with latex paint. You can also sometimes cover asbestos roofing and siding with new materials. Check your local building codes.

If the siding is flaky/ powdery, a professional team is usually called in to deal with it (removal).