

## SELLER'S CHECK LIST.

More than likely a mechanical and structural inspection by a professional home inspector will be performed when you get a contract on your home. Here are a few items that you can check and repair yourself before they become an issue on the home inspection report.

1. Check for wood decay around the home, particularly vulnerable are the bottom jambs and trim on the garage side doors.
2. Check your "GFCI" receptacles (the ones with the test and reset buttons). Push in the test button and the reset button should pop out. You may also have a "GFCI" circuit breaker in the electrical panel. This breaker will have a button with the word "test" on it. You can push this button in and it should "trip" the breaker. We can supply you with a free brochure regarding "GFCI" receptacles & breakers. Just call and ask.
3. Check for leaking faucets, around their bases and underneath at the fittings.
4. Replace all missing and burned out light bulbs.
5. Make sure all of your windows and doors operate normally.
6. Check all smoke detectors and replace batteries where necessary
7. Check for roof leaks.
8. Make sure all of your appliances that are being sold with the home operate normally on all cycles.
9. Trim bushes away from the home and roof so the home inspector and termite inspector can observe completely around the home.

Following these simple suggestions will help the home inspector in performing his/her duties and also make your transaction go a lot smoother.

Compliments of: **BUILDING INSPECTION SERVICES OF OCALA, INC.**  
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