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## **Typical Issues Found In Home Inspections**

This is a short message to remind you of the typical issues found in most home inspections. You may want to take a look around your home now to prevent these items becoming an issue.

### **Faucet and Pipes**

That leaky faucet may not really bother you, but the home inspector will find it fast!

### **Windows**

Cracked glass or leaking window seals are not acceptable to most buyers.

### **Ground Fault Circuit Interrupters (GFCI'S)**

These types of outlets should be installed near any water supply. They are most common in kitchens and bathrooms. To test each one, push the "test button". This will turn off the power to the outlet. Plug in an appliance to make sure it worked (no power to outlet). Press the reset button and the appliance should now work.

### **Toilets**

Check for leaks and cracks in the toilet bowl, make sure nothing is loose.

### **Creative Wiring**

If you've invented your own wiring system out on the patio or in the garage, this can be a negative issue. Most buyers are fearful of exposed wiring! Wiring should be in conduit and/or a junction box. Remove any exposed, exterior, extension cords or "do it yourself" wiring.

### **Heating System**

Most inspectors will look for a service tag on the furnace or heating system. It is recommended you hire a professional technician to clean your system once a year. If there has not been a service with a tag stating such, the inspector will most likely "red flag" this items in the report.

### **Roof**

Any missing shingles should be replaced as soon as possible. Any flashing that needs resealing should also be addressed immediately.

### **Doors**

All doors should latch properly and have capability to lock if applicable. You will need to provide a key for each lock at closing.

### **Pool Equipment**

Pool equipment should be operating properly, no leaking pipes or valves.

### **Septic System**

Should have HHE 200 form is possible so buyer and/or inspector can review it. Your septic does need regular maintenance just like your vehicle. Most septic inspectors recommend your tank be pumped every 2-4 years. If you have had a recent pumping please provide a copy of the receipt.

### **Private Water Supply**

Most buyers will either test the water themselves or hire the home inspector to do this task. It is recommended when you first list your home for sale that you do a water test so a base line can be established and any notations from the lab can be addressed prior to a buyer doing their own test.

