

Seller's Pre-Inspection Checklist

Have the home ready for the potential buyer(s) as they may attend the home inspection. Make sure the sink is clean, vehicles are removed from the garage, and the home is show ready. Change out your air filters prior to the inspection, if needed. Leave your phone number for the buyer and the home inspector in case they have any questions.

General

1. ___ Ensure sure all utilities are on.
2. ___ Provide clear access to electrical panels, crawl spaces, attics, and garages.
3. ___ Remove or properly secure pets.
4. ___ Clean and declutter
5. ___ Replace lightbulbs.

Exterior

6. ___ Make sure water drains away from the house by adding downspouts and splash blocks.
7. ___ Check shingles for damage or pop ups.
8. ___ Clean gutters and downspouts.
9. ___ Seal exterior joints with caulk as needed.
10. ___ Check steps for loose bricks or wood.
11. ___ Secure loose handrails.
12. ___ Check deck for loose or weathered components.
13. ___ Look for fallen insulation or debris in the crawlspace
1. or under deck. This is conducive to wood destroying insects.
14. ___ Check hose faucets for looseness or leaking.

Garage

15. ___ Check reverse on garage doors.
16. ___ Move stored items from garage walls.
17. ___ Check for damaged drywall to ensure proper fire rating.

Interior

18. ___ Check all windows for opening / closing.
19. ___ Check windows for fogging / damaged seals.
20. ___ Check all outlets for damaged / missing covers and that they are secure.
21. ___ Check all doors to insure they latch and do not rub.

22. ___ Check ceiling fans and be sure they do not wobble on any speed.
23. ___ Check and replace all non-functional light bulbs.
24. ___ Check the operation of smoke alarms, and ensure they are present in each bedroom.
25. ___ Check and fix any holes or nail pops located in the ceilings and walls.
26. Flush all toilets and run all faucets.
27. ___ Remove and drain clogs.
- 28.

Kitchen and Bathrooms

29. ___ Check sinks and drains for leaks.
30. ___ Check disposal and dishwasher.
31. ___ Check the burners and elements at the stove.
32. ___ Check for anti-tip bracket on stove.
33. ___ Check toilets for leaks and for looseness.
34. ___ Check water pressure at fixtures.
35. ___ Check GFCI's and AFCI's to ensure they respond.

Last Minute Preparations

36. ___ Plan to leave your home an hour early.
37. ___ Take pets with you.
38. ___ Leave remotes for the garage door, ceiling fans, lights, etc.
39. ___ Turn on pilot light for gas-fired appliances, including the water heater.
40. ___ Make sure all utilities are on.
41. ___ Take laundry out of the washer and dryer.
42. ___ Remove dishes from the sink and dishwasher.
43. ___ Leave a sketch identifying the location of a well or septic tank.
44. ___ Leave paperwork for any maintenance, repairs, or insurance claims.