SELLERS

HOME INSPECTION CHECKLIST

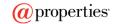


CONSIDER A PRE-LISTING INSPECTION

This allows you to identify and address issues before buyers discover them.

CLEAN AND DECLUTTER INSPECTION ACCESS POINTS	
	Clean and service HVAC.
	Clean stove/oven, microwave, refrigerator and other appliances.
	Organize areas that are access points to your attic, garage or crawl space.
TEST FUNCTIONALITY OF ALL OF THE ITEMS A HOME INSPECTOR WILL CHECK	
	Open and close all windows/doors and test locks and seals.
	Flush all toilets and run all faucets.
	Run ceiling and bathroom fans.
	Try all light switches.
	Open and close garage doors manually and with the remote - test reverse safety setting.
	Confirm weatherstripping on doors is intact.
	Ensure downspouts are properly diverting water away from the home.
	Check that fan ducts are properly venting to the exterior.
	Ensure that your fireplace is clean and in working order.
TAKE BASIC SAFETY AND SECURITY PRECAUTIONS	
	Replace batteries in smoke detectors.
	Test carbon monoxide detector/smoke detector.
	Have a fire extinguisher available.
	Cap any unused gas lines and chimney entry points.

COMPLETE EXTERIOR HOME IMPROVEMENTS Ensure gutters are clean. Clear debris from around the A/C compressor, downspout drainage and foundation vents. Trim trees/branches that are hanging near or over the roof line if necessary. Have your sprinkler system checked to ensure no damage has occurred. MAKE ANY NECESSARY REPAIRS Replace any light bulbs as needed. Remove drain clogs. Update dingy grout or caulk in the bathrooms and/or kitchen. Repair any water issues in bathrooms. Replace any torn screens or cracked windows. Ensure any roofing issues are repaired. Ensure any insulation issues in the attic or crawl space are repaired. Ensure windowsills and surrounding drywall are clear of any leaks or moisture. MAKE LAST-MINUTE PREPARATIONS FOR YOUR INSPECTION Ensure the attic, basement and garage are accessible. Plan to leave your home an hour early. Take any pets with you. Leave remotes for garage door, ceiling fans, lights, jacuzzi, sound system, etc. Leave keys for gates, electrical boxes, outbuildings, etc., as required. Make sure all utilities are on. Take any laundry out of the washer and dryer. Remove dishes from the sink and dishwasher.





Leave paperwork for any maintenance, repairs or insurance claims.