

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.