



Preparing a Seller for a Home Inspection Fast Checklist

✓ Reviewing the Process of a Home Inspection with Your Seller:

- Review the Scope of the Inspection
- Determine Solutions Before Problems are Found
- Be Ready for Any Changes or Eventuality
- Review Why a Seller Should NOT be Present at an Inspection
- Review Proper Access to Roof, Attic, Crawl Space, and Major Mechanical Systems
- Assemble and Retain Service Orders & Repairs, Receipts for Repairs to Property
- Perform Additional Specialty Maintenance (Chimney/Pool/HVAC/Etc.)
- Consider a Pre-Listing Inspection

✓ Last Minute Check Before The Inspection:

- How Will the Inspector Have Access
- All Repair Receipts and Service Orders are Out and Available for Review
- Access is Clear to Roof, Attic, Crawl Space, and Major Mechanical Systems
- Clothes Washer and Dryer are Empty
- ANIMALS ARE REMOVED FROM BUILDING, LOCKED UP, OR INSPECTOR IS NOTIFIED OF SAID ANIMAL**
- Garbage is out, Deep De-Clutter, and Cleaning

★ Top Twenty Easy Fixes:

- 1.) Fix What You Know Needs to be Fixed
- 2.) De-Clutter and Deep Clean
- 3.) Change Out Non-Functioning Light Bulbs and Fixtures
- 4.) Change Out Heating and Water Filters
- 5.) Minor Maintenance Concerns
- 6.) Minor Structural Concerns
- 7.) Exterior Grade and Drainage Issues
- 8.) Any Electrical Concerns/Update Plugs/GFCIs in Kitchen, Bath, and Laundry
- 9.) Plumbing Concerns/Leaks/Clogs
- 10.) Water Leaks at Roof, Foundation or Other
- 11.) Poor Attic Venting
- 12.) Age of Major Appliances and Possible Replacements
- 13.) Clean Fireplace/Chimney
- 14.) Update Caulk/Grout in Bathrooms
- 15.) Trim Bushes/Trees
- 16.) Clean and Adjust Gutters/Downspouts
- 17.) Seal/Repair Driveway and Sidewalks
- 18.) Install Missing or Repair Railings Inside and Outside
- 19.) Adjust Garage Door Opener
- 20.) Windows Operable/Repaired/Caulked Where Needed/Broken Glass and Seals Fixed

– Don't Forget the Back Page! –





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The Grounds

- Standing Water
- Faulty Drainage
- Trimming of Greens
- Seasonal Plantings

Walkway/Drive

- Cracked/Settled/Uneven
- Pitched to House
- Settled Drive by Garage Door
- Trip Hazards

Patios/Decks/Landings

- Settled/Cracked/Rotting
- Anchored Properly
- Structural Concerns
- Railings Added/Code/Loose/Repaired
- Uneven Steps

Roofing

- Defective/Worn/Missing Shingles
- Loose Flashing
- Age Determined/Date of Last Inspection
- Clean/Repair Gutters with Proper Downspouts

Chimney

- Cracks/Damage
- Tuckpointing
- Cleaning Dirty Flue
- Date of Last Inspection

Exterior/Siding/Trim

- Rotten Wood
- Holes/Missing Pieces
- Caulking
- Peeling Paint
- Clearance of Grade to Siding
- Cracks/Settlement

Windows

- Broken Glass/Seals
- Operable Hardware
- Peeling Paint/Not Painted Shut
- Rotten Trim/Weather Stripping
- Damaged Screens/Storms
- Cleaned

Doors

- Broken Glass/Seals
- Operable Hardware
- Proper Fit to Frame/Drag
- Damage to Door/Frame
- Rotten Wood/Weather Stripping
- Cleaned/Repair

Foundation/Basement

- Cracks/Settlement
- Water Penetration/Leaks Repaired
- Sump Pump/Back Up Functional
- Windows are Operable/Accessible
- Sagging Floor/Joists
- Areas of Rott
- Vermin

Attic

- Leakage/Mold
- Proper Venting
- Proper Insulation
- Vermin

Interior Rooms

- Water Stains/Painting
- Cracks in Drywall
- Proper Door Fit
- Railings Added/Code/Loose/Repaired
- Carpets Cleaned
- Smoke/Carbon Monoxide Alarms

Bathrooms

- Toilets Flush/Properly Set
- Leaking Faucets/Drains Properly Drain
- Update Caulk/Grout
- Vanity Anchored Properly
- Proper Venting/Vent Fan in Working Order

Kitchen/Laundry

- Appliances Work/Cleaned
- Proper Venting
- Plumbing Leaks
- Doors/Drawers Working
- Clean Dryer Vent
- Dryer Pipping Updated/Attached

Furnace/AC

- Cleaned and Serviced/New Filter
- Humidifier Operable/Cleaned
- Check for Gas Leaks
- Ducts Cleaned
- Age Determined/Date of Last Inspection
- Furnace is Properly Venting

Plumbing

- Repair Leaks/Non Working Drains
- Banging Pipes
- Water Heater in Good Condition
- Water Heater Age/Date of Last Inspection
- Water Heater is Properly Venting

Electrical

- Outlets Working/Not Loose
- GFCIs In Place/Working as Needed
- Electric Panel Switches Marked
- Breakers in Working Order/Labeled
- Replace Broken Fixtures
- Replace Missing/Burnt Out Bulbs

General: De-Clutter and Deep Clean

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This is an abbreviated list, other items may need to be added to be completed that are not mentioned.

