

Pre-Inspection Checklist for Home Sellers

This checklist is just a few of the items that are identified and reported by a standard home inspection. Keep in mind that there will be other items that the inspector will identify during an Inspection. The intent by completing these upgrades and repairs is to minimize the chance of last minute negotiations that sometimes accompanies an Inspection Report, and can kill the deal. Have your home inspected to limit your liability and ensure a smooth sale.

Roof

- ❑ Clean out all gutters and repair any loose or broken gutters and downspouts, install splashguards to divert water away from foundations.
- ❑ Have handy man/women check any vents or flashing that have become loose, reseal and re-secure.
- ❑ Have all exposed nails and staples on roof covering resealed.

Exterior

- ❑ Install Back Flow Prevention Devices on all outdoor Spigots. (Vacuum Breakers)
- ❑ Caulk all seams and openings on exterior of the home.
- ❑ Replace any broken windowpanes.
- ❑ Replace or repair any damaged screens.
- ❑ Check for any loose handrails on stairways and decks, repair as needed.

HVAC

- ❑ Have A.C. serviced by a licensed HVAC technician.
- ❑ Change all air filters for HVAC system.
- ❑ Clean all supply and return air vents.
- ❑ Clean return air plenum. To do this, remove the return air vent cover, vacuum, clean and remove any visible dirt and debris. (Be sure that the air conditioning system is off during this procedure.)

Electrical

- ❑ Install GFCI outlets in the following areas; all kitchen countertops, all bathrooms, all garage (except dedicated receptacle for a freezer/refrigerator), and outdoor receptacles. (I recommend having a qualified electrician complete this upgrade)
- ❑ Be sure that the area directly in front of the electrical service panel is clear.
- ❑ Make sure all light fixtures are working; replace any bulbs that are out.
- ❑ Check for any wobbling ceiling fans, sometimes a minor adjustment is all that is needed.

Plumbing

- ❑ Repair drain leaks under cabinet areas, most times it requires only a minor adjustment to repair.
- ❑ Have all areas where drain and water supply lines protrude from the wall sealed. (Under cabinets)
- ❑ Have dishwasher drain line installed where it loops to the highest point in the under sink area.
- ❑ Be sure that the disposal is free of any debris that could cause excessive noise and vibration. (Metal objects, bone fragments etc.)
- ❑ Check for functional flow of plumbing fixtures, shower heads, faucets. If for any reason the flow seems constrictive it could just be that the screen on the faucet has debris and needs cleaning. A slow flowing showerhead could just need cleaning or replacement.

Doors

- ❑ Check that all exterior doorknobs and locks for are in proper working order, repair or replace as needed.
- ❑ Repair any doors that do not open and close easily, including the garage door.
- ❑ Check the auto-reverse sensitivity on the garage door opener by placing a paint can or similar object and closing door, when door hits the object, the door should not buckle it should immediately reverse, if it doesn't than adjust the sensitivity adjustment screw until it works properly.
- ❑ Check weather-stripping on all exterior doors, replace or repair as needed.

Interior

- ❑ Check all built-in appliances for proper working order.
- ❑ Caulk all baseboards and the base of cabinets in kitchen and bathrooms.
- ❑ Verify that all window locks are working properly, repair or replace as needed.
- ❑ Clean any signs of past or present rodent intrusions.