

PRE-INSPECTION CHECKLIST



1

CLEAN & CLEAR

It seems like a given, but cleaning and clearing your home of items will help your inspection go more smoothly. Most importantly be sure to clear items in storage rooms blocking the view of sub-panels, sump pits, and water shut offs.

2

EXTERIOR MAINTENANCE

Trim branches, clean gutters, check fence posts, repair gates, correct grading. These are very common exterior issues that come up in Inspections. If you have an AC unit, clear around it and make sure the unit is level. This will minimize the minor issues found outside.

3

PLUMBING FIXES

Clear any common plumbing issues. This Includes slow sink drains and leaks around faucets/shower heads. These are usually easy fixes but are very likely to come up during an inspection if present. Fix these items to keep the inspection report short.

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4

LIGHTBULBS

During an inspection, every fixture and switch will be tested. To prove each switch operates for the inspector and buyer, make sure all the Lightbulbs in the home are replaced and the fixtures are working. Not to mention a nice bright home looks beautiful!

5

MECHANICAL CONDITION

One of the most important items to buyers is the condition of the furnace, water heater, etc. If you haven't been in your utility room in years, it may be a good idea to have a professional servicing done to clean and certify the units. You can give the service report to the buyers as well.

6

PRE-LISTING INSPECTION

If you have done all the items above, but you don't want any surprises to come up during the inspection, you can have your own inspection performed before you list. You can fix issues that the inspector finds, and market the home as a pre-inspected house. It is a win-win!

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