Seller’s Home Inspection Checklist

Seller · https://ROSIEGONZALEZ.COM/info/sellers-home-inspection-checklist/

Completing the following tasks prior to the buyer's home inspection will minimize the reported items that are typically highlighted by the home inspector. Please allow 2 to 3 hours to complete the inspection process.

- Exterior

- Make all exterior doors accessible
- Verify all door locks are operable
- Remove debris from gutters and downspouts
- Trim vegetation away from foundation areas

- Interior

- Make all interior areas accessible
- Clear entry to any crawl space areas
- Arrange stored items in utility space
- Make attic entry accessible and safe
- Tidy closet spaces for visual review
- Have fireplace/chimney cleaned

- Utilities

- Verify all utilities are on (gas, water, electric)
- Verify pilots are lit
- Check all light bulbs

- Plumbing

- Repair any active leaks or inform inspector prior, eliminating "wet surprises" as during the inspection all fixtures will be tested
- Electrical
- Make the electrical panel accessible
- Remove any improper use of extension cords
- Most outlets should be accessible for testing
- Heating and Air Conditioning
- Install a new filter
- Have unit serviced and cleaned
- Pets
- Properly secure or temporarily vacate from the property (do not leave pets loose in the garage or backyard if possible)
- Foundation
- Make the entire perimeter of foundation (inside an outside) free and clear from debris, stored items, firewood, etc.
- Pool, if applicable
- Maintain water chemistry and clarity allowing visual evaluation of the shell

Note: Be able to provide an explanation or paperwork of prior maintenance of systems or past issues, especially if there is evidence of prior issues, such as: ceiling or wall spotting, or visible repairs.