

# Seller's Checklist

## Checklist to Complete Before a Home Inspection

To prepare, here is a checklist of things you can do before the home inspection to make sure all goes smoothly.

### One Month (Or More) Before Inspection

- **Gather necessary paperwork:** Look through your files and collect anything involving general maintenance and repairs. Include documents showing HVAC inspections or repairs, roof repairs or replacements, and other house-related fixes. If a problem comes up in the home inspection that you've already addressed, you'll want proof.
- **Draw a map of the property or locate your survey:** If you have a septic system or a well buried in your backyard, sketch where it's located so the home inspector (and the future homeowners) can find it. If you're not sure where it's located, this gives you some time to find out before the inspector arrives.
- **Fix what needs fixing or be prepared to negotiate:** Even if you decided to mask certain issues while showing your home, the inspection would most likely uncover them. Don't wait until the last minute to address these areas of your home. All problems you expect to show up on the inspection should be dealt with at this time. If you choose not to make the repairs, be prepared to adjust your asking price.

### One Week Before Inspection

- **Make sure the inspector has access to all areas of your home:** In most cases, you're likely packing up your belongings while you prepare for your home to be inspected. Make sure, however, that you pack strategically. The home inspector will need to inspect every closet, electrical panel, furnace, water heater, attic access and crawl space opening. Don't stack boxes in a way that it would block access to these locations.
- **Remove clutter and debris outside:** If you have clutter anywhere around the house, now is the time to take care of it. This includes cutting back any branches or weeds that cover the roof, siding or other areas of interest. Make sure the home inspector can get to exterior faucets and electrical outlets, and that they're not blocked.
- **Turn on all utilities:** If the property is vacant, make sure all the utilities are turned on.

## The Day Before Inspection

- **Clean the house:** It might seem counter-productive since there may be boxes everywhere, but you should clean your house thoroughly before a home inspection. Keeping a clean house won't make much of a difference if you have an issue with a leak or a faulty electrical panel. However, a clean home gives the home inspector the immediate sense that this property is well cared for and well maintained, as well as providing clean surfaces for inspecting.
- **Inspect lights and appliances before the inspector does:** Check for blown out light bulbs and replace them as needed. This is also a good time to make sure pilot lights are lit on your stove, water heater and furnace. Light fixtures and appliances that don't work can cause the inspection to be incomplete and delay the entire process.
- **Double check that all areas are accessible:** Take a tour of your property today with the idea of making accessibility a priority. Make sure the inspector has access to any locked areas such as the garage, sheds or anything else that's not in the realtor's lock box. You can remove the locks or provide keys to your real estate agent.

## On Inspection Day

- **Tidy up:** Pick up your bedroom and living areas, wash dishes in the sink and leave the house in excellent condition.
- **Make sure animals aren't an issue:** Before you leave, make sure all your animals are secure. Most home inspectors prefer that animals are taken off the premises, but you can secure them in a crate on the property if necessary.
- **Leave the house:** If the buyer is paying for the inspection, make sure you're out of the house at least 30 minutes before the inspection start time. With an average inspection time of 3-4 hours, you can expect to be gone from your home for a good portion of the day. To stay informed regarding this, ask your agent to receive updates from the inspector, so you can return as soon as possible.