

PRE-INSPECTION CHECKLIST FOR HOME SELLERS

We recognize that selling your home can be a stressful event. Attending to the details below can make things go smoother and reduce the need for return trips to your home.

- Clear access to each attic space and remove all clothes and belongings surrounding/under attic access panels. Insulation and debris will fall from the attic when the hatch is opened. Covering with a sheet is usually not sufficient.
- Open all window shades/blinds completely. These are sometimes fragile or loose, and we must check window operation. Remove all items from window sills, to avoid damage.
- Provide clear access to furnaces, electric panels, water meters, sump pumps, fireplaces, etc. None of the appliances or important systems should be blocked by belongings.
- Have pilots lit for fireplaces (leave remotes if needed), furnaces and water heaters etc.
- Leave a note if anything should not be tested or any plumbing should not be run. We fill tubs and run water in sinks.
- Leave out receipts for recent repairs and service calls.
- Leave copies of warranties and instruction manuals.
- Leave alarm code if there is one, keys for locked areas such as garden gates or detached garages, or leave these areas unlocked. If there is a private area, please let us know.
- Replace batteries in smoke detectors before the inspection. Replace burned out light bulbs.
- Remove parked vehicles from garages, so we can access garage attic hatches.
- If you know something might be hard to find, like a hidden GFCI outlet, leave a note.
- We run built-in dishwashers, so feel free to leave dirty dishes and soap in the appliance.
- Clear belongings from ovens/ranges and out of sinks/tubs so these items can be checked.
- Take your pets, if possible...or put them in crates, especially if they are unfriendly. Dogs and cats can be frightened and sometimes try and sneak outside – we don't want to risk any escapes.
- Understand that the inspection is a private opportunity for the buyers (and occasionally a few others) and inspector to spend time alone going through the home for 2-3 hours (for average-sized home).

We respect your property and make every attempt to leave it just as we found it. Thank you for the opportunity to be of service.

