GENERIC
HOME INSPECTIONS

(905) 555-0142
generichomeinspections.com

Seller's pre-inspection checklist

Get the house ready for the buyer's inspector. Most of this takes an afternoon.

Access

- [ ] Clear a path to the electrical panel
- [ ] Clear around the furnace and water heater
- [ ] Make the attic hatch reachable (move closet shelves)
- [ ] Unlock the garage, sheds and crawlspace
- [ ] Leave keys for any locked rooms or gates
- [ ] Move stored items away from basement walls

Utilities on

- [ ] Water, gas and power all on
- [ ] Pilot lights lit (gas fireplace, water heater)
- [ ] Air conditioner breaker on (in summer)
- [ ] Leave the thermostat at a normal setting

Quick fixes that save a renegotiation

- [ ] Replace burnt-out light bulbs
- [ ] Change the furnace filter
- [ ] Test smoke and CO alarms; replace dead batteries
- [ ] Fix dripping taps and running toilets
- [ ] Re-caulk tubs and showers
- [ ] Clean the gutters; extend downspouts
- [ ] Tighten loose handrails
- [ ] Make sure every window opens and locks

Paperwork to leave out

- [ ] Furnace and AC service records
- [ ] Roof age or replacement invoice
- [ ] Water heater rental agreement
- [ ] Permits for renovations
- [ ] Warranties (windows, roof, appliances)
- [ ] Recent radon test results, if any

On the day

- [ ] Plan to be out for about three hours, and take pets with you (or crate them in a room the inspector has finished)
- [ ] Leave a note with your phone number in case of questions

Want no surprises? A pre-listing inspection shows you what a buyer's inspector will find, before it can derail your sale. From $425. Call or text (905) 555-0142.