REAL ESTATE EXPERTS

Pre-Home Inspection Checklist



GENERAL

- Make sure all utilities are turned on
- Access is clear to the electrical panel, crawl space, attic & garage walls
- Remove or put pets in a secure area
- Replace ALL burned out ligh bulbs, inside and outside

EXTERIOR

- Properly caulk around exterior trim, windows, doors and chimney
- Repair/replace all rotten wood
- A fresh coat of paint over weathered wood goes a long way
- Make sure all windows and doors are operation. Replace any cracked window panes.
- At a minimim, price out to cost of replacing windows with broken seals
- Clear debris from roof and gutters
- Replace missing roof shingles, repair raised shingle tabs
- See that gutters are securely attached with no missing pieces
- Check for loose bricks on walkway and steps and tighten loose handrails
- Check hose faucets to ensure they are not leaking.
- Repair any rotten or deterioriated deck boards, railings and stair treads. Re-stain if necessary

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INTERIOR .

- Have HVAC serviced and replace filters
- Check all plumbing fixtures, repair/replace as necessary
- Caulk separation between kithen countertop and backsplash and around showers and tubs, where needed
- See that sinks/tubs draining properly
- Are all knobs on appliances in tact and working? If not, replace/repair
- Make sure kitchen & bathroom vents are working properly
- See that kitchen cabinets & drawers open and close correctly
- Make sure all wiindows & doors open & close correctly & lock
- Repair & paint wall cracks and ceiling stains (make sure the source is repaired first)
- Make sure all outlets have covers, replace if broken and tighten if loose
- Make sure ceiling fans don’t wobble
- Repair and paint all holes and nail pops
- Make sure all toilets work and are tight to the floor

GARAGE

- Make sure auto reverse is working on the garage doors
- Move stored items away from the wall enough so a peron can access them

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ELECTRICAL

Electrical items are the only thing that need to be brought up to code when you are selling your home. Have a licensed electrican evaluate your electrical and make the necessary fixes.

ACCESSIIBILITY

Make sure the inspector has clear access to:

- Attic
- Crawl space
- Garage (move cars if necessary)
- Heating/cooling systems
- Appliances
- Electrical panels

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