



Pre-Inspection Checklist for Home Sellers

General Guidelines

- ☐ Clear access to the attic, crawlspace, heating systems, electrical panels, water heaters, garage, and other areas to be inspected.
- ☐ If the house is vacant, ensure all utilities are on: water, electricity, natural gas or propane. Turn on the water heater, furnace, and central air.
- ☐ Ensure all breakers that should be on are turned on in the service panel(s).
- ☐ Avoid quick, amateur repairs (e.g., excessive caulk). These are often obvious and may raise concerns.
- ☐ Many of these tasks are inexpensive but show buyers the home is well maintained.

Exterior

- ☐ Remove grade or mulch in contact with siding aim for 6+ inches of clearance.
- ☐ Ensure clear access to the LP tank or gas meter.
- ☐ Grade soil away from the foundation (a 6-inch drop over 10 feet is ideal).
- ☐ Remove rotting wood and firewood from contact with the home.
- ☐ Clear grade from foundation vents.
- ☐ Divert all water 6-10 feet from the home (via downspout extensions, sump discharge, etc.).
- ☐ Trim back trees, roots, and bushes from the foundation, siding, roof, and chimney.
- ☐ Paint weathered wood and caulk around windows, doors, trim, and chimneys.
- ☐ Seal asphalt driveways and patch cracks in concrete with suitable fillers.
- ☐ Repoint any deteriorating mortar joints in brick or block.
- ☐ Caulk all exterior wall penetrations.
- ☐ Install window wells and covers where windows are at or below grade.

Roof, Chimney & Gutters

- ☐ Clean gutters and downspouts; make sure leaders are attached and diverting water away.
- ☐ Remove roof debris such as leaves and branches.
- ☐ Seal or repoint masonry chimneys and crowns; ensure flues are clean and venting properly.
- ☐ Ensure soffit and roof vents are clear of obstructions (nests, insulation, etc.).

- ☐ Have fireplace or wood stove chimneys cleaned and provide documentation for the buyer.

Basement & Crawlspcace

- ☐ Clear and inspect basement drains for accessibility and function.
- ☐ Seal or repoint basement masonry walls if necessary.
- ☐ Remove visible moisture in crawlspaces; wood should have moisture content below 18%.
- ☐ Humidifiers should be set to 60% relative humidity or less.
- ☐ Install a 6 mil vapor barrier in the crawlspcace if missing.
- ☐ Remove paints, solvents, gasoline, etc. from attic, crawlspcace, and basement areas.
- ☐ Ensure sump pumps discharge to a storm drain or at least 10 feet from the foundation not the sanitary sewer.

Electrical Equipment

- ☐ Test all GFCI outlets for proper operation.
- ☐ Replace burned-out light bulbs.
- ☐ Remove extension cords used as permanent wiring.

Mechanical Equipment

- ☐ Replace or clean the HVAC filter (check for correct airflow direction).
- ☐ Clean the coil of any exterior A/C units.
- ☐ Keep vegetation and obstructions at least 3 feet away from exterior A/C units.
- ☐ Clean dirty return air vents and plenums.
- ☐ Replace the humidifiers evaporator (water panel) if applicable.
- ☐ Ensure bathroom and kitchen vents discharge to the homes exterior not the attic.
- ☐ Clean the dryer vent and confirm the damper flap operates correctly.

Bathrooms

- ☐ Caulk tub-to-floor, tub-to-wall, shower doors, surrounds, and around plumbing fixtures.
- ☐ Ensure all fixtures (toilets, tubs, showers, sinks) operate correctly and are leak-free.
- ☐ Check sink and tub overflows to confirm theyre functioning.
- ☐ Ensure drain stoppers are present and working properly.