



A Seller's Home Inspection Check List

This general list can help you prepare your home for inspection leading to a smoother transaction.

Exterior Items

- Trim all vegetation 12 inches away from siding.
- Keep earth 6 inches below/away from siding & all other wood while maintaining a gentle slope away from the home.

Roof Structure

- Remove moss from roof. (Avoid pressure washing as this often causes more damage than good. Solutions & instructions can be found at most home improvement centers.)
- Extend downspouts that drain above ground, 6 feet away from structure.
- Clean gutters. (Even small amounts of debris can clog downspouts.)
- Keep trees & branches trimmed 6 feet from roof & off power lines.

Crawl Space

- Check for signs of rodents, repair damage & obtain pest control operator assistance.
- Be sure all earth is covered with 6mm black vapor barrier. (with 6" overlaps)
- Remove all cellulose debris large enough to be picked up by a standard garden rake.
- All crawl space vents should be open for proper ventilation (unless freezing.)

Attic

- Be sure all bathroom exhaust vents are still attached & lead to exterior of home.
- Keep insulation clear of soffit vents.

Furnace

- Gas/propane furnaces should be serviced on an annual basis. (Keep proof)

Bathrooms

- Correct slow draining sinks & tubs. Fill sinks, then drain, & look for leaks below. Repair.

Interior

- Clear storage from blocking electric panels, attic & crawl space hatches, so the inspector does not have to make an extra trip back & slowing process.
- Remove clothing from washer & dryer so inspector can test for leaks etc.
- Keep the house clean! Often the home is immaculate when the buyer falls in love & makes the offer. When they come back to review the inspection (which by nature can be negative) & are seeing the inspection issues, the last thing they need to worry about is how messy the house can be. Don't give them a reason to have buyer's remorse.