



Residential and Commercial Property Inspections

Seller's Preparation for Home Inspection Checklist

A property inspection is scheduled for:

DAY: _____ DATE: _____ TIME: _____

THESE ITEMS SHOULD BE DONE PRIOR TO THE INSPECTION:

1. All services turn on (water, electric and gas).
2. Attic made accessible.
3. Under floor crawl space made accessible.
4. Heater(s) accessible.
5. Electrical panel accessible.
6. Garage accessible and door operable.
7. Exterior of the building accessible.
8. Any animals put out of the way.
9. Disclosure of all problems that affect the property.
10. Documentation available (building plans, contracts, guarantees, operating instructions)
11. Write a note explaining any special operations of things such as the switch for the pool light, etc.

ITEMS THAT COULD ENHANCE THE OUTCOME OF THE INSPECTION:

1. Heating-Cooling systems cleaned and serviced.
2. Built-in appliances operable and clean.
3. Exhaust fan operable and clean.
4. Laundry dryer vent operable and clean.
5. Water heater strapped and installed correctly.
6. Smoke detectors installed in correct locations.
7. Pool cleaned and equipment operable and accessible.
8. Gutters repaired and cleared of debris.
9. Chimney(s) cleaned.
10. Windows and doors operating and broken parts repaired.
11. Handle any issues that you know of that are in need of repair or that are obviously a problem. (Consider having your own home inspector find the items that will be found by the buyer's home inspector.)