

A SELLER'S GUIDE: REDUCING



SUMMIT
Home Inspection, LLC

RED FLAGS

Roof Condition

Look for missing, curling, or damaged shingles. Secure loose flashing around chimneys and vents. Clear debris and ensure gutters drain properly.

Exterior Trim & Siding

Check for peeling paint, cracked siding, or soft/rotted wood around windows/doors. Repair areas of deterioration and paint as needed.

GFCI Protection

Confirm GFCI outlets are installed and functioning in recommended areas: Kitchen, Bathrooms, Laundry, Garage, Basement, Exterior outlets

Electrical Panel

Ensure the panel cover is secure and accessible. Breakers should be clearly labeled. No exposed wiring or missing knockouts / filler plates.

Plumbing & Drainage

Check under sinks and around fixtures for leaks or corrosion. Confirm sinks, tubs, and showers drain properly. Ensure shutoff valves operate smoothly.

Handrails & Safety Items

Install secure handrails on stairs. Tighten loose railings on decks and porches. Address obvious trip hazards.

HVAC Maintenance

Replace air filters. Confirm heating and cooling systems operate properly. Consider routine servicing if maintenance is overdue.

Ventilation & Moisture

Ensure bathroom fans vent to the exterior. Clean dryer vents. Check attic areas for visible moisture staining or insulation blocking airflow.

Windows & Doors

Test that windows open, close, and lock properly. Ensure exterior doors latch securely and weatherstripping is intact.

Access to Panels, Attic & Systems

Clear stored items blocking access to mechanical systems, electrical panels, and attic/crawlspace entries. Access should be safe and unobstructed.



Some sellers choose to schedule a pre-listing inspection for additional insight before going to market. This can help prioritize preparation and support a smoother transaction.

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