



## Homeowner's Pre-Inspection Check List

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When selling a home there are quite a few things that you can do for little to no cost to help prepare a home for the inspection with a great outcome. Below is a pre-inspection list of recommendations to help ensure a smooth inspection process for all parties involved.

### Low-to-No Cost Items

- Gather maintenance records, receipts and service manuals
- Replace inoperable light bulbs
- Change furnace filter/s
- Clean the home
- Ensure smoke detectors & carbon monoxide detectors are in place and operable
- Clean gutters
- Check for plumbing leaks and water damage

### Low-to-Medium Cost Items

- Have the HVAC systems professionally serviced and keep records
- Have the sewer line pre-cleaned & scoped
- Have a pre-listing inspection conducted

### If You Plan to List in Winter

- Get roof pre-inspected - Roofs covered in snow cannot be inspected
- Get A/C pre-inspected with confirmation of operation -A/C cannot be operated below 65° F
- Get landscape irrigation system professionally evaluated with confirmation of operation

### During the Home Inspection

- Make sure there is access to:
  - Mechanical Equipment
    - Furnace
    - Water Heater
    - A/C
    - Sump Pump/Lift Station
  - Attic
  - Crawl Space
- Ensure closed house conditions are maintained if a 48-hour radon test is being conducted
- Ensure all pilot lights are on
- Keep pets are out of the way
- Ensure all utilities are on