

How to Prepare Your House for a Home Inspection

By tackling a few common problem areas ahead of time, you can ensure the process goes smoothly, and avoid preventable issues from being marked in the report. Use this checklist as a guide to get your home ready for inspection!

The Basics:

1. Clean and Declutter Your Home

- ☐ **Tidy up all rooms:** A clean home makes it easier for the inspector to access key areas and leaves a good impression. Remove air fresheners, so they are not reposted as a possible cover-up.
- ☐ **Clear pathways to major systems:** Ensure access to the attic, basement, water heater, electrical panel, and HVAC system.
- ☐ **Remove clutter from storage areas:** Organized spaces allow the inspector to see the condition of walls, floors, and ceilings.

2. Check and Replace Basic Fixtures

- ☐ **Test all light bulbs:** Replace any burnt-out bulbs to avoid confusion about whether a fixture is broken.
- ☐ **Fix leaky faucets:** Tighten or repair any dripping taps in sinks, tubs, or showers.
- ☐ **Replace air filters:** A clean HVAC filter shows you've maintained the system and improves air quality.

3. Address Minor Repairs

- ☐ **Patch up holes or cracks:** Fill in small holes in walls and repair any visible cracks in ceilings or drywall.
- ☐ **Secure loose handrails:** Tighten or replace wobbly railings on stairs or decks.
- ☐ **Fix squeaky doors and windows:** Lubricate hinges and ensure all windows open and close properly.

4. Ensure All Utilities Are Functional

- ☐ **Turn on all utilities:** Make sure water, gas, and electricity are on so the inspector can test appliances and systems.
- ☐ **Test smoke and carbon monoxide detectors:** Replace batteries or install new detectors if needed.
- ☐ **Run major appliances:** Check that the stove, dishwasher, and other appliances are in working order.

5. Prepare the Exterior

- ☐ **Clean gutters and downspouts:** Remove debris to show proper drainage and prevent water damage.
- ☐ **Trim overgrown landscaping:** Keep bushes and trees away from the house to avoid pest issues and improve curb appeal.
- ☐ **Inspect the roof:** Remove debris, check for missing shingles, and clean moss or algae buildup.

Go Above and Beyond...

6. Label and Provide Keys for Access

- ☐ **Label utility shut-offs:** Clearly mark the locations of water, gas, and electrical shut-offs so the inspector can easily find them.
- ☐ **Provide keys or codes:** Ensure the inspector has access to locked areas like sheds, electrical boxes, or crawl spaces.
- ☐ **Unlock gates or fences:** Make sure exterior areas are accessible.

7. Document Repairs and Maintenance

- ☐ **Gather receipts for recent repairs:** Provide proof of work done on major systems like the roof, HVAC, or plumbing.
- ☐ **Create a maintenance log:** Show a record of regular upkeep, such as HVAC servicing or pest control.
- ☐ **Highlight warranties:** If appliances or systems are under warranty, have the paperwork ready to share.

Consider a pre-listing inspection!

Savvy sellers can strengthen buyer confidence and prevent last minute surprises by performing an inspection and addressing issues early.

**Contact Emily at Inside Out Home Inspections
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