



The Atchley Pre-Listing Checklist

Prepare your home for a smooth inspection and a faster closing.

Most deal-killing issues found during a home inspection are simple maintenance items that were overlooked. Use this checklist to ensure your home is "Inspection Ready."

1. Accessibility (The #1 Delay)

The inspector needs to access every part of the home. If we can't get to it, we can't inspect it.

- **Attic & Crawlspace:** Ensure all hatches are cleared of personal items or shelving.
- **Electrical Panel:** Clear at least 3 feet of space in front of the main and any sub-panels.
- **Water Heater & HVAC:** Move boxes, storage, or laundry away from these units.
- **Exterior Walls:** Trim back bushes or trees that are touching the siding or roof.

2. Minor Repairs & Maintenance

Fixing these small items now prevents them from appearing as "defects" on the final report.

- **Light Bulbs:** Replace any burnt-out bulbs so the inspector doesn't have to guess if a fixture is broken.
- **Filters:** Install a fresh furnace filter. It shows the buyer you've maintained the system.
- **Leaky Faucets:** Tighten loose handles and ensure there are no active drips under sinks.
- **Slow Drains:** Clear any slow-moving drains in tubs or sinks.

3. Exterior & Safety

- **Gutters:** Clean out leaves and debris so the inspector can see that they drain properly.
- **Smoke/CO Detectors:** Test all detectors and replace batteries if they are chirping.
- **Handrails:** Ensure all interior and exterior handrails are secure and not "wobbly."
- **GFCI Outlets:** Test the reset buttons on outlets in the kitchen, bathrooms, and garage.

4. Documentation

Providing a "paper trail" builds massive trust with the buyer.

- **Maintenance Records:** Have a folder ready with receipts for HVAC servicing, roof repairs, or pest treatments.
 - **Major Upgrades:** List the dates for a new roof, water heater, or any permitted renovations.
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Mandatory Disclaimer for the Seller's Pre-Listing Checklist

This checklist is for informational purposes only and is intended to help sellers prepare for a professional home inspection. It does not guarantee a "clean" inspection report. A professional inspection by **Atchley Home Inspections** involves a deep dive into hundreds of items and technical systems that are not covered in this general maintenance guide.

Selling your home? Get ahead of the buyer's inspector. Call Ashlin at 931-652-9958 to schedule a Pre-Listing Inspection today!

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