



HOME INSPECTION

CHECKLIST

**Your Comprehensive Pre-Listing
Inspection Checklist**

welcome

As a seasoned real estate agent, I understand the importance of thorough preparation when it comes to listing a property.

That's why I've developed a pre-listing home inspection checklist to ensure that my clients' homes are presented in the best possible light.

This checklist serves as a preliminary assessment tool, designed to identify any potential issues that might arise during the selling process.

While it does not replace a professional home inspection, it allows us to address minor concerns proactively and present the property in its optimal condition.

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GROUND

- ☐ Good drainage, including downspouts, away from the house with no standing water.
- ☐ No evidence of leaks from septic tank.
- ☐ Landscaping, driveway and walkways in good condition with no significant cracks.
- ☐ Trees in good condition without overhanging or touching the roof.
- ☐ Detached garage, shed, fence and deck show no rotted wood or evidence of termites.
- ☐ Deck and stair railings are secure.

ROOF

- ☐ Shingles are not missing or damaged and show no curling or cupping.
- ☐ No decay or staining on soffits and fascia; fascia board lines appear straight and level.
- ☐ Gutters show no decay, staining or rust and are securely attached with downspouts.
- ☐ Chimneys are straight and show no evidence of damage.



OUTSIDE STRUCTURE

- ☐ Visible foundation appears straight and plumb, in good condition with no significant cracks.
- ☐ Exterior walls appear straight with no sagging or bowing.
- ☐ Window and door frames appear square.
- ☐ No wood-to-ground contact.
- ☐ Siding has no cracks, decay or curling.
- ☐ Bricks show no damage or cracks in joints.
- ☐ Stucco shows no large cracks.
- ☐ Aluminum and vinyl siding is not loose and shows no dents or damage.
- ☐ Paint is not flaking or blistered.
- ☐ Exterior walls show no staining.





DOORS & WINDOWS

- ☐ Doors have weather-stripping and latch properly.
- ☐ Thermal glass or storm windows are installed properly.
- ☐ No condensation inside double-paned windows.
- ☐ Frames and trim are secure with no cracks or decay.
- ☐ No broken glass/screens.



BASEMENT

- ☐ No evidence of moisture.
- ☐ No evidence of water damage to above floor.
- ☐ No staining or major cracks in exposed foundation.
- ☐ Visible floor joists show no damage, decay or staining and appear straight.
- ☐ Sump pump operates properly.

CRAWLSPACE

- ☐ Adequate ventilation to exterior.
- ☐ No evidence of damage from moisture or insects.
- ☐ Water supply and waste pipes are insulated.
- ☐ Insulation between crawl space and heated areas.



ATTIC

- ☐ No evidence in attic of staining from roof.
- ☐ Structure shows no damage or decay.
- ☐ Adequate ventilation through soffit vents and end louvers; mechanical ventilation is operational.
- ☐ Plumbing, exhaust and appliance vents extend through roof.
- ☐ Insulation is sufficient and properly installed.
- ☐ Electrical splices are contained.



ELECTRICAL

- ☐ Service panel has adequate capacity with cables attached properly.
- ☐ Cables are secured.
- ☐ Visible wiring is in good condition.
- ☐ No exposed electrical splices.

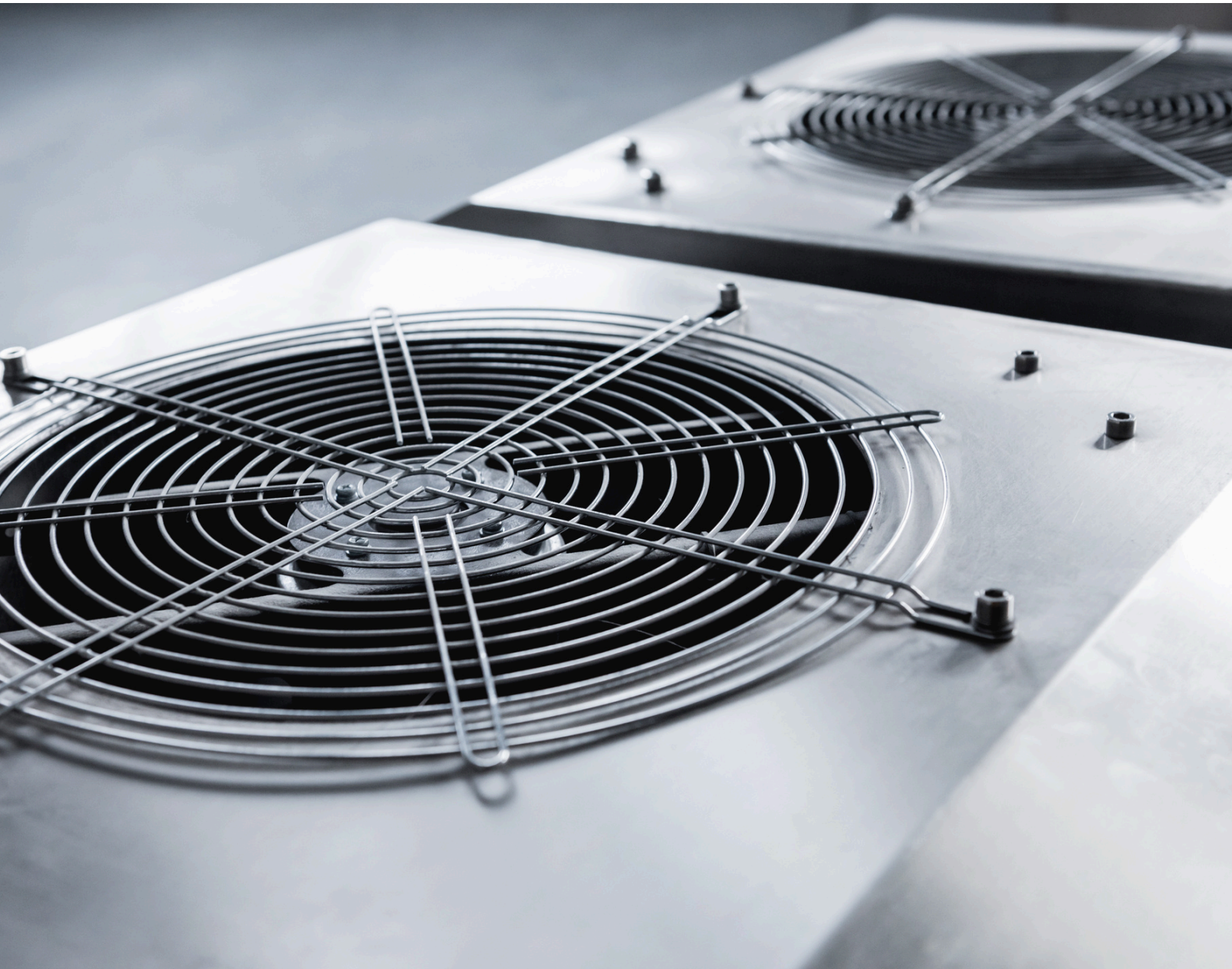
PLUMBING

- ☐ Visible pipes show no damage or evidence of leaks.
- ☐ Water heater is appropriate size for home and shows no signs of rust.
- ☐ Check water pressure.
- ☐ Water from well is tested.



HEATING & COOLING

- ☐ No gas odor.
- ☐ Air conditioning and heating operate well with good air flow throughout home.
- ☐ Air filters clean.
- ☐ Ductwork is in good condition.
- ☐ No rust around cooling unit.



BATHROOMS

- ☐ Working exhaust fans.
- ☐ Adequate water flow and pressure for hot and cold water at all fixtures.
- ☐ Tub, shower and sink drain smoothly.
- ☐ Visible plumbing under sink is in good condition and cabinet floor shows no water damage.
- ☐ Toilets flush and fill properly.
- ☐ Toilet is stable, with no rocking or stains at base.
- ☐ Caulking inside and outside of tub and shower is in good condition.
- ☐ Tiles are secure.
- ☐ No evidence of leaking around base of tub, shower or toilet.



INTERIOR ROOMS

- ☐ Floors, walls and ceilings appear straight, plumb and level; no stains.
- ☐ Doors open easily and latch properly when closed; no broken hardware.
- ☐ Flooring materials in good condition.
- ☐ No significant cracks in walls or ceilings.
- ☐ Windows and doors operate easily and latch properly, no broken glass, no sashes painted shut.
- ☐ Paint, wall covering, paneling in good condition.
- ☐ Wood trim installed well and in good condition.
- ☐ Lights and switches operate properly.
- ☐ Electrical outlets test properly with spot checks.
- ☐ Heating and air conditioning vents in all rooms.
- ☐ Fireplace has no cracking or damaged masonry and shows no staining, which could indicate back-drafting.



MISCELLANEOUS

- ☐ Smoke detectors and carbon monoxide detectors are in working order and located in required and recommended areas.
- ☐ Stairway treads and risers are solid.
- ☐ Stair handrails located in required areas are in good condition.
- ☐ Automatic garage door operates properly and stops for obstructions.

