

## Home Seller Preparation Checklist

### Outdoors

#### House Exterior

Does it need a paint job?		<input type="checkbox"/>
Is there wood rot on:	<ul style="list-style-type: none"> <li>- garage door trim</li> <li>- corner boards</li> <li>- fascia</li> <li>- deck supports</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Is vinyl siding loose or damaged?		<input type="checkbox"/>
Check windows for:	<ul style="list-style-type: none"> <li>- breaks, cracks</li> <li>- glazing on single-panes</li> <li>- condition of storm units</li> <li>- broken seal or fogging thermopane</li> <li>- condition of sills</li> <li>- condition of casings</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Check steps for:	<ul style="list-style-type: none"> <li>- loose treads</li> <li>- rotted wood</li> <li>- deteriorated cement</li> <li>- secure railings</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Check doors for:	<ul style="list-style-type: none"> <li>- finish</li> <li>- weather stripping</li> <li>- rotted areas</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Check sliders for:	<ul style="list-style-type: none"> <li>- easy operation</li> <li>- clarity</li> <li>- good screen</li> </ul>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Check electrical for:	<ul style="list-style-type: none"> <li>- working GFI outlets</li> <li>- entry wire in good contition</li> </ul>	<input type="checkbox"/> <input type="checkbox"/>

---

## Landscaping

Are the shrubs away from the house and well trimmed?	<input type="checkbox"/>	
Are tree limbs overhanging?	<input type="checkbox"/>	
Is there any growth on the house (vines, etc.)?	<input type="checkbox"/>	
Does the driveway have:	<input type="checkbox"/>	
	- Cracks	<input type="checkbox"/>
	- Enough parking	<input type="checkbox"/>
Is the fencing in good condition?	<input type="checkbox"/>	
Is the ground graded away from the house?	<input type="checkbox"/>	
Check sliders for: Is there any evidence of pests?	<input type="checkbox"/>	
Check electrical for:	- working GFI outlets	<input type="checkbox"/>
	- entry wire in good condition	<input type="checkbox"/>
Are the walkways safe and aesthetically pleasing?	<input type="checkbox"/>	

## Roofs and Chimneys

Check asphalt shingles:	- Brittle	<input type="checkbox"/>
	- Cracked	<input type="checkbox"/>
	- Curled	<input type="checkbox"/>
	- Loss of mineral surface	<input type="checkbox"/>
	- Lifted or missing shingles	<input type="checkbox"/>
Check wood shingles:	- Warped	<input type="checkbox"/>
	- Moss-covered	<input type="checkbox"/>
	- Cracked	<input type="checkbox"/>
Check tile roof:	- Cracks	<input type="checkbox"/>
	- Missing tiles	<input type="checkbox"/>
	- Broken tiles	<input type="checkbox"/>

Check chimney:	- Cracks	<input type="checkbox"/>
	- Secure	<input type="checkbox"/>
	- Surface deteriorated	<input type="checkbox"/>
	- Crown condition	<input type="checkbox"/>

## Garage

Fire protection:	- Common walls – 5/8" dry wall with tape	<input type="checkbox"/>
	- Fire-rated door	<input type="checkbox"/>
	- Floor below home floor	<input type="checkbox"/>
Automatic garage door opener:	- Pressure sensor operative	<input type="checkbox"/>
	- Dedicated outlet	<input type="checkbox"/>
Manually operated:	- Smooth operation	<input type="checkbox"/>
	- Springs lubricated	<input type="checkbox"/>
Check electrical for:	- Hanging wires	<input type="checkbox"/>
	- Open splices	<input type="checkbox"/>
	- Open junction boxes	<input type="checkbox"/>
Make sure plumbing is adequately heated		<input type="checkbox"/>
Inspect floor for spills and cracks		<input type="checkbox"/>
Inspect structure for wood rot.		<input type="checkbox"/>
Remove stored cars from garage.		<input type="checkbox"/>

## Indoors

### House interior: Basement/Crawl Space

Condition of access area:	- Weather and pest-proof	<input type="checkbox"/>
	- Easy to open/close	<input type="checkbox"/>
Ventilation:	- Vent screens/windows	<input type="checkbox"/>
	- Moisture	<input type="checkbox"/>
Are the joists soft or rotten?		<input type="checkbox"/>
Is the insulation fallen or loose?		<input type="checkbox"/>

Is the paper side facing the living area?	<input type="checkbox"/>
Is the foundation solid?	<input type="checkbox"/>
Are the floors clean?	<input type="checkbox"/>
Is there evidence of pests or vermin?	<input type="checkbox"/>
Is it heated to prevent freezing pipes?	<input type="checkbox"/>
Is the water running?	<input type="checkbox"/>
Wiring:	<input type="checkbox"/> - Open splices <input type="checkbox"/> - Loose wires <input type="checkbox"/> - BX cable condition
Are the supports rusted, rotted, or fallen?	<input type="checkbox"/>
Is the ductwork damaged, rusty, or disconnected?	<input type="checkbox"/>
Is the lighting easily accessible?	<input type="checkbox"/>

**Attic**

Is it easily accessible and clutter-free?	<input type="checkbox"/>
Are the floorboards secured?	<input type="checkbox"/>
Are the roof vents clear?	<input type="checkbox"/>
Is the lighting easily accessible?	<input type="checkbox"/>
Is the roof sheathing dry or moldy?	<input type="checkbox"/>
Wiring:	<input type="checkbox"/> - open splices <input type="checkbox"/> - open junction boxes <input type="checkbox"/> - Frayed wires
Are the rafters cracked or broken?	<input type="checkbox"/>
Are there leaks in the chimney or roof?	<input type="checkbox"/>

---

## Fireplaces

Is the chimney clean?	<input type="checkbox"/>
Are the dampers rusty or loose?	<input type="checkbox"/>
Are the roof vents clear?	<input type="checkbox"/>
Is the hearth secure?	<input type="checkbox"/>
Are there any broken bricks or loose grout?	<input type="checkbox"/>
Do the doors work?	<input type="checkbox"/>
Don't use the fireplace just before or during the inspection.	<input type="checkbox"/>

## Laundry Room

Is the vent pipe clear, and connected to the exterior?	<input type="checkbox"/>
Are the service connections secured?	<input type="checkbox"/>
Washer plumbing:	<input type="checkbox"/>
	- Supply valves leak-free <input type="checkbox"/>
	- Corrosion-free <input type="checkbox"/>
	- Discharge pipe intact <input type="checkbox"/>
	- Is there a laundry sink drain <input type="checkbox"/>
Is the lighting easily accessible?	<input type="checkbox"/>
Don't do laundry just before or during inspection.	<input type="checkbox"/>

## Bathrooms

Floor:	- Cracked tiles <input type="checkbox"/>
	- Loose grout <input type="checkbox"/>
	- Peeling vinyl <input type="checkbox"/>
	- Caulk around tub in good condition <input type="checkbox"/>
Vanity:	- Leaks <input type="checkbox"/>
	- Corrosion <input type="checkbox"/>
	- Sink clean <input type="checkbox"/>
	- Counter clean <input type="checkbox"/>

---

Is the GFI outlet working?

---

Toilet:   
- Stained   
- Cracked   
- Flush easily

---

Venting:   
- Does the window work   
- Is there a fan connected to the exterior

---

Tub/shower area:   
- Loose tiles   
- Wall/tub well caulked   
- Is it clean   
- Do the faucets leak   
- Are the shower door tracks clean

### **Kitchen**

Are the cabinets and drawers clean and operational?

---

Are the counters clear?

---

Does the stove work?

---

Does the ventilation work?

---

Does the dishwasher open and drain properly?

### **Walls/Ceiling**

Are there any stains, cracks, or faded paint/plaster?

### **Floors**

Is the carpet clean?

---

Have wood floors been buffed or refinished?

---

Do tile floors have any cracks or loose grout?

---

## Windows

Do they open/close easily?	<input type="checkbox"/>
Is the hardware intact?	<input type="checkbox"/>
Is the glass clean?	<input type="checkbox"/>
Are the casement handles intact?	<input type="checkbox"/>
Is there fogging on the Thermopane?	<input type="checkbox"/>
Are the screens present and in good condition?	<input type="checkbox"/>

## Interior Doors

Does the door close evenly?	<input type="checkbox"/>
Is there any damage?	<input type="checkbox"/>
Is the hardware intact?	<input type="checkbox"/>

## Stairs

Are the railings secured?	<input type="checkbox"/>
Are the stair treads safe?	<input type="checkbox"/>

## Utilities: Heating

Let the buyer know whether it's oil, gas, or electric.	<input type="checkbox"/>
Show how the heat is delivered: ductwork, baseboard, or radiant.	<input type="checkbox"/>
Let the buyer know the age of the unit.	<input type="checkbox"/>
Operation of system:	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

---

Make sure the baseboards are in good condition, and there's asbestos on the heating pipes.

Are there any loose valves?

### Plumbing

Is kitchen faucet leaky? Check under cabinet for evidence of leakage.

Are the bath faucets leaky? Check under cabinet for evidence of leakage.

Is the tub faucet leaky?

Does the shower diverter work?

Is there a drain plug?

Toilets:   
- Does it run   
- Is the flush weak   
- Is there base leakage   
- Is the seat intact

Water heater:   
- Leakage   
- Rust   
- Relief valve 6-10" above ground   
- Adequate hot water   
- Flue pipe in good condition   
- Storage away from unit   
- Documents in place

Well:   
- Lid secured?   
- Rodent-proof opening?   
- Hazardous materials kept away?

### Electrical

Load center:   
- Openings visible from outside?   
- Cover missing?   
- Is it a fuse or breaker style?

Is the main entry wire in good condition?

---

Washer plumbing:

- Supply valves leak-free
- Corrosion-free
- Discharge pipe intact
- Is there a laundry sink drain

---

Are there GFI outlets in the bathrooms, kitchen, exterior, and pool/hot tub areas?

---

Have any potential wiring defects checked by an electrician.

---

Are there working smoke detectors present?

**Environmental hazards**

---

Radon in air/water?

---

Asbestos in air?

---

Mold/mildew?

---

Lead in water/paint?

---

Air quality?

---

Water quality?

---

Soil contamination?