

Pre-Listing Inspection CHECKLIST

This list includes key items an inspector may examine during a home inspection. Reviewing it in advance can help you address potential issues early, saving time and avoiding surprises.

Exterior

- **Roof** – Check for missing shingles, vent cap condition, flashing integrity, exposed nail heads, and chimney cap. Verify roof age.
- **Gutters** – Ensure gutters are installed, debris-free, securely attached, and properly draining away from the foundation.
- **Siding** – Inspect for damage or needed repairs.
- **Foundation** – Look for water intrusion, large cracks, or improper irrigation near the foundation.
- **Driveways & Walkways** – Inspect for large cracks and loose railings.
- **Yard & Landscaping** – Remove debris and trim overgrown trees.
- **Fencing & Gates** – Check for missing boards, needed repairs, and operational gates.

Exterior Features

- **Windows** – Check for cracks, broken seals, and proper operation (open, close, lock).
- **Doors** – Confirm proper operation and functioning locks.
- **Garage** – Check weather stripping, opener, remotes, and sensor function.
- **Fireplace** – Confirm operation. If applicable, ensure chimney is cleaned and inspected. Check for gas leaks.

Interior Details

- **Smoke & Carbon Monoxide Detectors** – Ensure all detectors function properly.
- **Paint & Carpet** – Check for peeling paint, moisture damage, wall cracks, stains, or missing carpet sections.
- **Cabinets & Shelving** – Ensure they are operational.
- **Appliances** – Confirm proper function and verify dryer vents to the exterior.

Major Systems

- **Crawlspace** – Check for moisture, debris, critters, mold, or water stains. Ensure the vapor barrier fully covers the ground. Inspect floor joists and beams. HVAC ductwork should not rest on the ground.
- **Attic** – Check insulation, signs of foot traffic compression, critters, moisture, mold, exposed wiring, and truss condition.
- **HVAC** – Confirm servicing within six months, change filters, and keep receipts.
- **Plumbing & Water Heater** – Check exterior hose bibs, faucets, sinks, toilets, and showers for leaks. Ensure proper drainage and reseal/caulk if needed. Verify water heater age.
- **Electrical** – Ensure exterior outlets have covers, all outlets and fixtures function, ceiling fans are secure, and proper GFCI protection is in place. Verify electrical panel compliance.
- **Sprinkler System** – Ensure all heads function properly and are not watering the home's exterior. Adjust as needed.
- **Wells & Septic Systems** – Test well water quality, confirm pump operation, and ensure the septic system has been pumped and inspected.
- **Radon** – Consider testing if in a radon-prone area.