



HOMESELLERS CHECKLIST

A professional home inspection helps you address issues prior to selling your home, prepare your home for its best showing, and ensure a successful home sale. One thing that is said is, "Home inspectors enable the buyer and seller to get to the closing table." If you do these things it lessens the use of the home inspector's statement "Unable to inspect/access because it was blocked by..."

- Write the seller's disclosure form
- Provide the last 12 months of utility costs
- Ensure utilities are on: water, electric, gas
- Ensure clear access to needed areas: attic, basement, garage
- Ensure clear access to major appliances, electric panel
- Ensure clear access to the foundation, this may require moving stored items
- Ensure windows and doors are operable
- Ensure lights, plugs and switches are operable, replace inoperable light bulbs
- Ensure plumbing fixtures are operable
- Ensure the fireplace is clean, and ensure the pilot light is lit where applicable
- Ensure the HVAC system has a clean air filter
- Ensure equipment service records are available
- Ensure operations and maintenance instructions are available
- Ensure working smoke detectors and CO detectors
- Turn off the security system to prevent accidental alarms
- Remove debris from gutters, grading and around the foundation
- Ensure pets are properly restrained or removed
- Ensure access to detached garages, pole barns, storage sheds, etc.
- Ensure access to boat docks and sea walls
- Ensure all interior doors are unlocked
- If you are taking things like shower heads, mirrors, ceiling fans, etc. remove them from the house so that these items do not become negotiating points. You really want the dining room chandelier, remove it and provide a new light fixture

QUESTIONS? CALL OR TEXT US AT 248.379.0216
CHECK OUT OUR WEBSITE: www.inlandlakesinspectionsservices.com
BEST WISHES AND SUCCESS SELLING YOUR HOME