

Preparing Your Home for an Inspection

A practical checklist for sellers | What to review before a home inspector visits

A licensed home inspector may examine many of the items listed below when visiting your home. A home inspection is generally a visual evaluation of accessible systems and components. Reviewing these areas ahead of time can help you identify maintenance concerns, arrange appropriate repairs, and provide clear access for the inspection.

Not every item applies to every property, and an inspector may identify issues beyond this list. This checklist is for preparation only, not a substitute for a professional inspection. Do not open electrical panels, climb onto roofs, or attempt hazardous repairs yourself; hire qualified professionals where appropriate.

Before the Inspector Arrives

- ☐ Make sure all utilities are turned on.
- ☐ Provide clear, unlocked access to the electrical panel, crawl space, and attic.
- ☐ Move stored boxes so the inspector can see the garage walls.
- ☐ Make sure gas fireplaces can be operated as intended; have a qualified professional address any issues.
- ☐ Replace or clean HVAC filters as appropriate.
- ☐ Secure or remove pets during the inspection.

Exterior & Crawl Space

- ☐ Confirm gutters and downspouts are clear and direct water away from the house; check splash blocks.
- ☐ Have loose shingles and exposed or popped roofing nails evaluated and repaired by a qualified roofer.
- ☐ Check exterior wood trim and joints for soft or deteriorated areas.
- ☐ Check steps for loose bricks or wood; address any safety concerns.
- ☐ Check handrails for looseness.
- ☐ Inspect the deck for weathered wood, loose boards, and protruding nails.
- ☐ Check for fallen insulation or wood debris beneath decks and in accessible crawl spaces.
- ☐ Check outdoor hose faucets for leaks and loose fittings.

Garage

- ☐ Check that the garage door's automatic reverse and safety features operate properly; consult a garage-door professional if needed.
- ☐ Look for possible termite mud tubes along visible garage foundation walls; arrange a pest evaluation if found.
- ☐ Check for damage to drywall separating the garage from living space; consult a qualified professional about repairs.

Interior

- ☐ Check that windows open, close, and lock.
- ☐ Confirm operable windows stay open on their own.
- ☐ Look for cracked glass, condensation between panes, or signs of failed window seals.
- ☐ Check doors for rubbing or sticking.
- ☐ Look for holes or damage caused by door handles or missing door stops.
- ☐ Check ceiling fans for wobbling at different speeds.
- ☐ Replace burned-out light bulbs.
- ☐ Check carpets for loose areas or ripples that may need stretching.
- ☐ Check flooring for trip hazards or other safety concerns.

Kitchen, Bathrooms & Laundry

- ☐ Fill sink basins, drain them, and look for visible leaks.
- ☐ Check operation of the garbage disposal and dishwasher.
- ☐ Check that cabinet doors and drawers open, close, and are secured properly.
- ☐ Check that stovetop burners and oven elements operate as intended.
- ☐ Check countertops and backsplashes for gaps that may need caulking.
- ☐ Look for loose or cracked tile and missing grout.
- ☐ Check toilets for cracks, rocking, or signs of leakage; have a plumber evaluate as needed.
- ☐ Check visible toilet supply lines and shutoff valves for leaks; confirm toilets flush properly.
- ☐ Check that hot and cold water are supplied to the correct faucet controls.

- ☐ Check water pressure and flow at faucets and showers.
- ☐ Look for leaks at visible laundry connections.
- ☐ Look for visible leaks or corrosion at the water heater; contact a qualified professional if present.

Electrical & Safety

- ☐ Note tripped, missing, or unlabeled breakers; have a qualified electrician evaluate electrical-panel concerns.
- ☐ Use the built-in test buttons to check accessible GFCI outlets when safe; ask a qualified electrician to evaluate GFCI or AFCI concerns.

Questions about preparing your home for sale? Visit carolinarealtysearch.com or give us a call.
This checklist does not guarantee that an inspection will identify no additional concerns.