

PRINTABLE MICHIGAN RESOURCE

Michigan Home Inspection Checklist for Buyers & Sellers

A clean, one-page checklist from **Wilson Realty** to help buyers and sellers prepare for inspection day, spot major concerns, and stay organized through closing.

Wilson Realty's buying guidance recommends getting a home inspection before closing and planning for inspection-related costs, while its selling guidance emphasizes preparation, minor repairs, curb appeal, and making the property feel welcoming before it hits the market. [Source](https://www.realestatebywilson.com/buying/) [Source](https://www.realestatebywilson.com/selling/)

Best use: Print this page or save it as a PDF, then bring it to the inspection, review it with your agent, and use it to organize repair requests, credits, or next-step decisions.

Buyer Checklist: Before & During Inspection

Use this section to stay proactive before the appointment and focused while walking through the property.

- ☐ Confirm your inspection deadline in the purchase agreement.
- ☐ Hire an independent inspector with strong reviews and a thorough reputation.
- ☐ Budget for the inspection and any specialist follow-ups if needed.
- ☐ Plan to attend at least part of the inspection if possible.
- ☐ Ask the inspector to identify safety issues and major defects first.
- ☐ Take notes on the roof, foundation, basement, plumbing, electrical, and HVAC systems.
- ☐ Ask which items are routine maintenance versus major concerns.
- ☐ Request clarification on system age, condition, and expected service life where visible.

Buyer Checklist: After the Report

Focus on decisions that matter most for safety, cost, and negotiation strategy.

- ☐ Read the full report, not just the summary page.
- ☐ Separate cosmetic issues from material defects and safety concerns.
- ☐ Get repair estimates for major items if needed.
- ☐ Decide whether to request repairs, credits, a price adjustment, or proceed as-is.
- ☐ Review findings with your real estate agent before responding.
- ☐ Track contingency deadlines so you don't lose negotiation leverage.
- ☐ Keep perspective: older homes often have maintenance items that are normal for age.

Seller Checklist: Before Inspection Day

Sellers can reduce preventable issues by making the home accessible, functional, and clearly maintained.

- ☐ Replace burned-out bulbs and verify fixtures work.
- ☐ Change HVAC filters and make furnace/water heater areas easy to access.
- ☐ Clear access to attic, basement, crawl space, garage walls, and electrical panel.
- ☐ Address obvious minor leaks, loose handrails, or simple safety items if practical.
- ☐ Gather receipts for repairs, roof work, HVAC service, waterproofing, and upgrades.
- ☐ Make sure utilities are on so systems can be tested.
- ☐ Unlock sheds, gates, garages, and utility areas for the inspection.
- ☐ Secure pets and keep pathways open and tidy.

Michigan Watch List

For Michigan homes, weather and seasonal wear make these areas especially important to review carefully.

- ☐ Roof condition, flashing, and signs of past leaks
- ☐ Gutters and grading that move water away from the home
- ☐ Basement moisture, seepage, staining, or musty odors
- ☐ Foundation cracks and visible water intrusion
- ☐ Sump pump condition and discharge location
- ☐ Attic insulation and ventilation quality
- ☐ Window drafts, broken seals, and condensation issues
- ☐ Furnace age, service history, and heating performance

Questions to Ask After Inspection

- ☐ Which issues are urgent or safety-related?
- ☐ Which findings are typical for the home's age?
- ☐ Are specialist inspections recommended?
- ☐ Would a credit make more sense than repairs?

Negotiation Focus

- ☐ Prioritize structural, electrical, plumbing, roofing, HVAC, and moisture concerns.
- ☐ Don't overreact to cosmetic or routine maintenance items.
- ☐ Use contractor estimates when larger repairs are involved.
- ☐ Work with your agent to decide the smartest next step.

Why the inspection matters

- The CFPB advises buyers to schedule an independent home inspection as soon as possible, attend if they can, and use the results to decide whether to move forward, negotiate repairs, or ask for credits. [Source] (<https://www.consumerfinance.gov/owning-a-home/close/schedule-a-home-inspection/>)
- A home inspection is different from an appraisal; buyers often need both during the transaction. [Source] (<https://www.consumerfinance.gov/owning-a-home/close/schedule-a-home-inspection/>)

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Suggested Use

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