

Preparing Your Home for Listing

A HOME INSPECTION-FOCUSED SELLER CHECKLIST



This checklist helps sellers prepare a property for listing by addressing issues commonly noted during a buyer's home inspection. It is intended to improve presentation, reveal concerns early, and support a smoother transaction.

EXTERIOR

- Clear gutters, downspouts, and drainage areas.
- Confirm grading slopes away from the foundation.
- Repair peeling paint, damaged siding, or rotted trim.
- Check shingles, flashing, and chimney areas for visible damage.
- Trim landscaping away from the house, roof, and service lines.
- Repair loose rails, broken steps, and cracked walkways.
- Test exterior lights and replace burned-out bulbs.
- Confirm decks, porches, and railings are secure.

INTERIOR

- Declutter rooms, closets, cabinets, and storage areas.
- Deep clean floors, windows, kitchens, baths, and trim.
- Fix sticking doors, loose hardware, damaged trim, and screens.
- Check walls, ceilings, and floors for stains, cracks, or water damage.
- Test windows for operation and broken seals.
- Replace missing outlet covers and repair loose switches.
- Keep attic, crawl space, panel, and shutoff access clear.

MECHANICAL SYSTEMS

- Service HVAC equipment and replace filters.
- Test heating and cooling before listing.
- Inspect the water heater for leaks, corrosion, or age-related issues.
- Confirm plumbing fixtures drain properly and do not leak.
- Test toilets for stability and proper operation.
- Confirm the electrical panel is labeled and accessible.
- Check that GFCI outlets function in kitchens, baths, garage, and exterior areas.
- Verify smoke and carbon monoxide alarms are installed and working.

SAFETY AND MAINTENANCE

- Check for mold, moisture intrusion, or pest activity.
- Repair loose treads, missing balusters, and slippery surfaces.
- Correct trip hazards such as uneven flooring and damaged thresholds.
- Replace expired fire extinguishers or add them where needed.
- Confirm attic insulation and ventilation appear adequate.

DOCUMENTS & DISCLOSURES

- Gather repair receipts, warranties, and service records.
- Prepare a list of recent upgrades and major replacements.
- Disclose known issues accurately and completely.
- Have septic, well, or specialty system records ready if applicable.
- Locate permits for additions, remodels, or structural work.

FINAL WALKTHROUGH

- Turn on lights before showings and inspections.
- Replace missing bulbs and detector batteries.
- Open blinds and curtains for natural light.
- Secure pets and remove pet odors.
- Ensure all major areas are accessible to the inspector.
- Walk through the home as a buyer and correct obvious concerns.