



Pre-Inspection Checklist for Home Sellers

Prepared by Absolute Property Inspections, LLC

Exterior Preparation

- Trim back vegetation around the home, AC unit, and foundation.
- Remove vehicles from the driveway for roof and exterior access.
- Unlock gates, garages, sheds, and exterior storage areas.
- Ensure gutters, downspouts, soffits, and fascia are visible.
- Secure all pets before the inspector arrives.

Interior Preparation

- Make all rooms accessible—do not block doors with furniture or boxes.
- Clear space under all sinks for plumbing access.
- Provide 3 feet of clearance around the electrical panel.
- Replace any burned-out bulbs to avoid “unknown” electrical readings.
- Ensure interior doors and windows open freely.

Roof & Attic Access

- Move personal items that block attic access.
- Remove vehicles or stored items under attic hatch areas.
- Clear debris from the roof if safely possible.
- Check for visible roof leaks and note them for the inspector.

Plumbing Preparation

- Test sinks, tubs, and toilets for proper function.
- Ensure water heater is accessible and unobstructed.

- Make sure shutoff valves are operable (do not force stuck valves).
- Mark septic system location if applicable.

Electrical Preparation

- Replace all non-working bulbs.
- Ensure outlets and switches are accessible.
- Confirm electrical panel is unlocked and unobstructed.

HVAC Preparation

- Replace or clean HVAC filters.
- Ensure air handler and condenser are accessible.
- Clear debris from around the outdoor AC condenser.
- Note any performance issues such as noise or weak cooling.

Appliance Preparation

- Empty the dishwasher and clear the kitchen sink.
- Remove clothing from washer and dryer units.
- Ensure major appliances are plugged in and accessible.

Ensure All Utilities Are On

- Electric, water, and gas (if applicable) must be turned on 24 hours before inspection.

Documentation to Provide

- Receipts for repairs, upgrades, or service work.
- Permits or warranties if available.
- Dates of major system replacements such as roof, HVAC, and water heater.