



## SELLER'S CHECKLIST

### PREPARING YOUR HOME FOR A SUCCESSFUL INSPECTION

A smooth and efficient home inspection starts with great preparation. This checklist will help minimize surprises, ensure accuracy, and make the inspection as stress-free as possible for both sellers and buyers.

#### GENERAL PREPARATION

- Ensure clear access to all areas of the home, including attics, crawl spaces, garages, basements, and utility areas.
- Secure or remove pets from the property during inspection.
- Remove or organize personal items to allow easy access to fixtures, systems, and appliances.

#### EXTERIOR

- Provide clear access to all exterior doors and gates.
- Trim vegetation away from the foundation and exterior walls.
- Clean gutters and downspouts, ensuring proper drainage.
- Verify that locks, handles, and door hardware function smoothly.

#### INTERIOR

- Check and replace any non-functioning light bulbs throughout the home.
- Ensure smoke and carbon monoxide detectors are installed and operational.
- Verify windows open and close smoothly; replace or repair damaged screens.
- Have fireplaces and chimneys cleaned, if applicable.

#### PLUMBING & BATHROOMS

- Ensure all sinks, tubs, and showers drain properly.
- Repair known leaks and disclose any existing plumbing issues.
- Ensure toilets are secure, functional, and free from leaks.

#### HEATING & COOLING SYSTEMS

- Replace air filters.
- Service HVAC units to ensure proper functioning.
- Keep thermostats accessible and functional.

#### ELECTRICAL

- Provide clear access to the electrical panel; remove any obstructions.
- Replace any broken or missing electrical outlet covers and switch plates.
- Address any known electrical issues or malfunctions.

#### APPLIANCES

- Empty dishwasher and ensure it is ready for testing.
- Remove clothes and other items from washers and dryers if included in the sale, as these appliances will only be tested if empty.
- Ensure all appliances intended to remain with the home are accessible and operational.
- Note that appliances intended to remain with the home, including dishwashers, ovens, and other built-in appliances, may be operated during the inspection.

#### FIXTURES & CONTROLS

- Provide remotes for attached ceiling fans, lighting fixtures, and garage door openers. These items may be operated during the inspection.

#### FOUNDATION & STRUCTURE

- Clear stored items, boxes, and debris away from foundation walls.
- Provide clear access to crawl spaces, basement areas, and attic hatches.
- Disclose any known structural issues or past repairs.

#### SERVICES & DISCOUNTS

- If you are moving locally, we would be pleased to assist with inspection services for your next home and offer a special discount for returning clients.
- Moving outside of our service region? We can connect you with a local BrickKicker affiliate who can provide quality inspection services in your new location.

#### IMPORTANT DISCLAIMER

- Please note that we do not inspect or operate low voltage systems, specialty appliances, irrigation systems, or any appliance or system that is unplugged at the time of inspection.

#### ADDITIONAL TIPS

- Consider performing minor repairs ahead of the inspection to streamline the process.
- Provide documentation on recent repairs, warranties, and service records for systems or appliances. We encourage our clients to maintain detailed records conveniently within our exclusive HomeBinder Home Maintenance Tool to simplify home management and organization.

**Thank you for your cooperation and preparation, helping ensure a seamless home inspection process.**