

Seller Inspection Checklist

For use in preparation for your home inspection
Provided to you by Total House Inspection

Home Seller Advantages for a Pre-Listing Inspection

Nothing is more frustrating for a home seller than to have a potential sale fall through because of an unforeseen issue found by the buyer's home inspector.

Home sellers are much better off knowing the true condition of their home prior to accepting an offer, and this allows the home seller to plan accordingly and puts them in a position of strength during the negotiation.

Sellers know about deficiencies prior to listing the house and they are not blindsided by unforeseen costs and unexpected repairs.

- Sellers have an opportunity to build repair costs into the price of the house.
- Sellers have an opportunity to make repairs themselves prior to accepting an offer.
- Sellers have an opportunity to shop around for quality repairs at fair prices.
- Sellers worry less about deficiencies “killing a deal” and making more mortgage payments.

To schedule your pre-listing home inspection call us at 248.550.9492 or online totalhouseinspection.com

Before Buyer's Inspection

1. _____ Make Sure that all utilities are turned on.
2. _____ Access is clear to electrical panel, crawl space, Attic space and garage walls.
3. _____ Make sure that the gas fireplace pilot is on.
4. _____ If there are any burned light bulbs, replace them.
5. _____ Operate all the windows. Sometimes windows are stuck or painted over.
6. _____ Remove or put pets in a secure area.
7. _____ Provide any receipts and/or warranties of any repairs done

More than likely the buyers will come to the inspection. Have the house clean. Don't leave dishes in the sink, pans in the oven or cars in the garage. Change all air filters prior to the inspection. Consider having something (water) for buyers to drink. Leave your phone number for inspector in case they have any questions about the operation of your home.