

# How to Prepare Your House for a Home Inspection

By tackling a few common problem areas ahead of time, you can ensure the process goes smoothly, and avoid preventable issues from being marked in the report. Use this checklist as a guide to get your home ready for inspection!

---

## The Basics:

### 1. Clean and Declutter Your Home

**Tidy up all rooms:** A clean home makes it easier for the inspector to access key areas and leaves a good impression.

**Clear pathways to major systems:** Ensure access to the attic, basement, water heater, electrical panel, and HVAC system.

**Remove clutter from storage areas:** Organized spaces allow the inspector to see the condition of walls, floors, and ceilings.

### 2. Check and Replace Basic Fixtures

**Test all light bulbs:** Replace any burnt-out bulbs to avoid confusion about whether a fixture is broken.

**Fix leaky faucets:** Tighten or repair any dripping taps in sinks, tubs, or showers.

**Replace air filters:** A clean HVAC filter shows you've maintained the system and improves air quality.

### 3. Address Minor Repairs

**Patch up holes or cracks:** Fill in small holes in walls and repair any visible cracks in ceilings or drywall.

**Secure loose handrails:** Tighten or replace wobbly railings on stairs or decks.

**Fix squeaky doors and windows:** Lubricate hinges and ensure all windows open and close properly.

### 4. Ensure All Utilities Are Functional

**Turn on all utilities:** Make sure water, gas, and electricity are on so the inspector can test appliances and systems.

**Test smoke and carbon monoxide detectors:** Replace batteries or install new detectors if needed.

**Run major appliances:** Check that the stove, dishwasher, and other appliances are in working order.



## 5. Prepare the Exterior

**Clean gutters and downspouts:** Remove debris to show proper drainage and prevent water damage.

**Trim overgrown landscaping:** Keep bushes and trees away from the house to avoid pest issues and improve curb appeal.

**Inspect the roof:** Remove debris, check for missing shingles, and clean moss or algae buildup.

## Go Above and Beyond...

### 6. Label and Provide Keys for Access

**Label utility shut-offs:** Clearly mark the locations of water, gas, and electrical shut-offs so the inspector can easily find them.

**Provide keys or codes:** Ensure the inspector has access to locked areas like sheds, electrical boxes, or crawl spaces.

**Unlock gates or fences:** Make sure exterior areas, like the backyard or pool equipment, are accessible.

### 7. Document Repairs and Maintenance

**Gather receipts for recent repairs:** Provide proof of work done on major systems like the roof, HVAC, or plumbing.

**Create a maintenance log:** Show a record of regular upkeep, such as HVAC servicing or pest control.

**Highlight warranties:** If appliances or systems are under warranty, have the paperwork ready to share.

