

# Sellers To Do List

## Make It Inviting

- ✓ Pack up all knick-knacks and figurines
- ✓ Pack up personal family photos to de-personalize the home
- ✓ Keep your home smelling fresh and clean
- ✓ Add lamps to any dark spaces
- ✓ Maximize visual floor and wall space. Declutter, rearrange furniture to best showcase your home

## Kitchen

- Sort the pantry. Organize everything to look nice and neat.
- Clear the clutter off counter tops. Only small appliances that are used daily and three colorful accessory items should remain. All others should be packed.
- Clean all the appliances inside and out. Don't forget the top of the fridge.
- Remove pictures, magnets, calendars, and artwork from the fridge.
- Keep all cleaning supplies put away.
- Empty the garbage before each showing.
- Remove any pet food and water dishes before showings

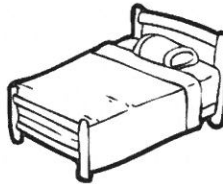


## Living Room

- Eliminate excess furniture to make the room appear larger
- Simplify window treatments
- Remove family photos. People like to be able to envision themselves in your home.
- Edit accessories to the favorites that add color and personality to the space
- Clean baseboards, ceiling fan, and shelving
- Keep coffee table clear

## Bedrooms

- Make beds daily
- Clean off bedside tables and dressers
- Organize closets to be nice and neat
- Keep closet doors closed
- Keep floors clear and vacuum regularly
- Remove any inappropriate posters or wall hangings
- Repair any holes or damage to the wall



## Laundry

- Keep detergents in cabinet
- Keep all surfaces clean and empty
- Remove any and all clothing, dirty or clean
- Keep floors clear of clutter and mop regularly

## Bathrooms

- Keep all surfaces clear and clean
- Clean or replace shower curtains
- Clean any moldy areas in showers or tubs
- Keep toilet lid closed
- Organize cabinets neatly
- Remove all unnecessary items from shower/tub



## Garage

- Clean and sweep out the garage
- Keep storage nice and neat
- Repaint dirty areas
- Pack anything you can live without

## Exterior

- Look at your house objectively from your neighbor's yard. Does it look welcoming?
- Clean windows and doors if needed
- Repaint doors and trim if needed
- Sweep all walkways

## Yard

- Weed all planting areas
- Keep grass cut
- Remove all dead plants
- Add a few flowers for a splash of color



# What to Expect From a Home Inspection



Typically the home inspector will have you meet with him at the end of the inspection to go over his findings. You will also receive a copy of the report usually withing 24 hours.



## Structure

Structure Type	Foundation Type	Movement	Staircases
Beams	Joints/Trusses	Piers/Posts	Railing
Floor/Slab Type	Stairs/Handrails	Subfloor Type	

## Kitchen

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Countertops	Sink Plumbing	Sinks	Cabinets
Stovetop Exhaust	Garbage Disposal	Appliances	Drains
Refrigerator Water Line			

## Living Spaces/ Bedrooms

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents

## Bathrooms

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Exhaust Fans	Plumbing	Toilets Flush	Shw/Tub Material
Drains	Water Flow in Toilets	Faucets/Traps	

## Laundry

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Washer Hookups	Washer Drain	Dryer Vent	

## Basement

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Sump-Pump	Insulation	Stairs/Railings	Yard Access

#### Attic/Crawlspace

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Insulation	Water Damage	Vapor Barrier	Fan Venting

#### Garage/Carport

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Garage Door Material	Gar. Door Operation	Gar. Door Opener	

#### Fireplace/Woodstove

Construction Material	Construction Type	Flue	Damper
-----------------------	-------------------	------	--------

#### Electrical

Main Breaker	Electrical Boxes	Breaker Types	Circuit Types
Grounded Breakers	Ungrounded Breakers	Service Type	Ampage Amounts
Voltage Amounts	Electrical Outlets	Light Switches	Smoke Detectors
Carbon Monoxide Detectors			

#### Plumbing

Service Line Type	Water Main Shutoff	Vent Pipe Type	Water Htr Type
Water Htr Capacity	Age of Units(Apprx)		

#### HVAC

A/C Condensate Removal	Exterior A/C Unit(s) Type	Visible A/C Coils	
HVAC Vents	Ductwork Type	Thermostats	Heat Sys. Type
Ceiling Fans	Heat Capacity	Age of Units(apprx)	Distribution Type
Circulator Type	Fuel Tank Type	Tank Location	

#### Roof

Roof Material	Roof Age (apprx)	Gutters	Downspouts
Flashing	Chimney	Chimney Flashing & Caps	
Skylights			

#### Exterior Surfaces

Siding Type	Siding Condition	Trim Type	Trim Condition
Windows	Soffits Type	Exterior Doors	Foundation Cracks
Doorbells	Outdoor Lighting	Ext. Electrical Outlets	Faucets

#### Grounds

Deck Stability	Deck Rot	Porch Stability	Porch Rot
Walkways	Driveways	Masonry Integrity	Trees/Shrubs
Fencing	Gates		

# What to Expect During a Home Inspection



A home inspection is a visual inspection of the current condition of your home from foundation to roof. Here is a list of things that will be examined during the inspection to help you better prepare.

## Structure

Structure Type	Foundation Type	Movement	Staircases
Beams	Joints/Trusses	Piers/Posts	Railing
Floor/Slab Type	Stairs/Handrails	Subfloor Type	

## Kitchen

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Countertops	Sink Plumbing	Sinks	Cabinets
Stovetop Exhaust	Garbage Disposal	Appliances	Drains
Refrigerator Water Line			

## Living Spaces/ Bedrooms

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents

## Bathrooms

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Exhaust Fans	Plumbing	Toilets Flush	Shw/Tub Material
Drains	Water Flow in Toilets	Faucets/Traps	

## Laundry

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Washer Hookups	Washer Drain	Dryer Vent	

## Basement

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Sump-Pump	Insulation	Stairs/Railings	Yard Access

#### Attic/Crawlspace

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Insulation	Water Damage	Vapor Barrier	Fan Venting

#### Garage/Carport

Ceiling	Walls	Floors	Doors
Windows	Electrical Outlets	Light Switches	HVAC Vents
Garage Door Material	Gar. Door Operation	Gar. Door Opener	

#### Fireplace/Woodstove

Construction Material	Construction Type	Flue	Damper
-----------------------	-------------------	------	--------

#### Electrical

Main Breaker	Electrical Boxes	Breaker Types	Circuit Types
Grounded Breakers	Ungrounded Breakers	Service Type	Ampage Amounts
Voltage Amounts	Electrical Outlets	Light Switches	Smoke Detectors
Carbon Monoxide Detectors			

#### Plumbing

Service Line Type	Water Main Shutoff	Vent Pipe Type	Water Htr Type
Water Htr Capacity	Age of Units(Apprx)		

#### HVAC

A/C Condensate Removal	Exterior A/C Unit(s) Type	Visible A/C Coils	
HVAC Vents	Ductwork Type	Thermostats	Heat Sys. Type
Ceiling Fans	Heat Capacity	Age of Units(apprx)	Distribution Type
Circulator Type	Fuel Tank Type	Tank Location	

#### Roof

Roof Material	Roof Age (apprx)	Gutters	Downspouts
Flashing	Chimney	Chimney Flashing & Caps	
Skylights			

#### Exterior Surfaces

Siding Type	Siding Condition	Trim Type	Trim Condition
Windows	Soffits Type	Exterior Doors	Foundation Cracks
Doorbells	Outdoor Lighting	Ext. Electrical Outlets	Faucets

#### Grounds

Deck Stability	Deck Rot	Porch Stability	Porch Rot
Walkways	Driveways	Masonry Integrity	Trees/Shrubs
Fencing	Gates		