



## Safeguard Home Inspections - Home Seller's Maintenance Checklist

This checklist is designed to help homeowners prepare to put their home on the market and have it looking its best, while also avoiding a potentially long and expensive inspection process.

Take care of the objections ahead of time! Don't give potential buyers an excuse to walk away from your home because an inspection report contains a long list of items needing repair or replacement.

Typically, an inspection report will contain several small items that are easy to address. However, the homeowner can avoid the chance that a potential buyer will feel overwhelmed by ensuring that this list is as short as possible.

I can help you be ahead of the game when it comes time for your home's debut. Call me to schedule a comprehensive inspection and report outlining the items, large and small, that can be an obstacle to selling your home.

**Use the same quality vendors that I  
use in my own home and business.**

**For a complete list of Safeguard's  
preferred vendors visit**

**[SafeguardInspects.com](http://SafeguardInspects.com)**



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### Exterior Items

#### Roof and Gutters

- Clear obstructions from vents, louvers, and chimneys
- Check trim for rot, decay, and peeling paint
- Inspect chimney for loose or missing mortar
- Inspect seals around roof stacks, vents, skylights, and chimneys

#### Windows and Doors

- Look for and replace broken or cracked window panes
- Make sure all doors open and close smoothly
- Check condition of weather stripping and caulking
- Repaint or touch up where necessary
- Test doorbell and alarm system
- Clean windows to let in as much light as possible; clean window sills, tracks, blinds, etc.
- Remedy squeaking and creaking

#### Exterior Walls

- Check exterior walls for cracks
- Replace loose or missing caulk
- Repair drywall cracks and chips
- Repair loose or damaged siding, stucco, brick, stone, etc.
- Look for areas where insects may be entering the home and seal; treat professionally if necessary

#### Driveway

- Repair concrete or blacktop if necessary
- Clean grease or other stains
- Remove grass or weeds growing from driveway seams

#### Garage

- Test garage door opener for smooth and quiet operation
- Clean and organize the garage
- Check condition of weather stripping and caulking
- Test electrical outlets
- Inspect doors and windows for any peeling paint
- Lubricate hinges and other hardware on your garage door
- Put away tools that are considered dangerous

#### Foundation

- Walk around and visually inspect for cracks; check walls, steps, retaining walls, walkways, and patios for disrupted areas - fix where necessary

#### Yard

- Check sprinkler system for broken heads or cracked pipes
- Adjust sprinkler heads that spray onto walkways
- Mow and edge lawn. Sod where necessary
- Trim hedges, prune trees and shrubs
- Weed and mulch flower beds



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### Interior Items

#### Walls and Ceilings

- Repair cracks, holes, or damage to drywall
- Check condition of paint and wallpaper
- Repaint or touch up where necessary
- Clean scuffs, fingerprints, grease, and dirt off walls and baseboards
- Consider changing any bold or unique colors to more neutral tones

#### Kitchen

- Organize cabinets and pantry
- Clean out and organize refrigerator
- Check for leaks in faucets, pot fillers or hot water dispensers
- Clean and polish all appliances
- Clean and degrease stove exhaust fan or vent hood
- Remove accumulation of grease from cooking areas
- Check for insects under sink or in food storage areas. Professionally treat if necessary

#### Bathrooms

- Check tile joints, grouting, and caulking
- Remove mildew
- Repair leaking faucets and shower heads
- Check the condition of paint and/or wallpaper
- Test operation of toilet and faucets

#### Attic and Crawlspace

- Check underside of roof and crawlspace floors and walls for leaks, stains, or dampness
- Inspect chimney for condensation or signs of water
- Clean and clear ventilation openings if necessary
- Dispose of stored junk
- Inspect for creaking boards, loose, missing, or cracked tiles and worn areas
- Clean windows to let in as much light as possible; clean window sills, tracks, blinds, etc.
- Test staircases for loose handrails or posts or worn tread
- If not already, installed apply a moisture barrier (heavy rolled plastic) over dirt floors in crawlspaces

#### Basement

- Check for signs of dampness, cracked walls or damaged floors and ceilings
- Repair/replace any damaged insulation on exterior foundation walls.
- Stored items should be neat and tidy



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### Mechanical Systems

#### Electrical

- Check exposed wiring and outlets for signs of wear or damage
- Repair and test switches and outlets
- Make sure all GFCI's are functioning. GFCI's receptacles should protect the kitchen countertop, bathroom, garage and outside receptacles
- All electrical junction boxes should be cover with their appropriate covers
- If any part of your electrical system is in question, hire a professional to service the system

#### Plumbing

- Check water pressure when faucets in bathroom(s) and kitchen are turned on
- Look for leaks at faucets, sink traps, and valves
- Clear slow-running or clogged drains
- Make sure sump pits and pumps are functioning properly
- Have septic systems serviced and emptied if necessary
- If any part of your plumbing system is in question, hire a professional to service the system

#### Heating and Cooling

- Change or clean furnace and air conditioning filters
- Clear and clean areas around heating and cooling equipment
- Have equipment cleaned and serviced