



**Just a few of these steps will make for a stress free Due Diligence Inspection from your buyer While running your DIY checklist if you find ANYTHING in need of REPAIR or REPLACEMENT take care of it before you put the home up for sale!**

#### **CLEAN UP & DECLUTTER (INSPECTOR NEEDS ACCESS)**

- Replace HVAC Filter
- Clean Stove & Oven
- Empty attic as best as possible
- Declutter closets
- Make sure all exterior access points are free of obstruction

#### **TEST THE STUFF THE INSPECTOR WILL INSPECT**

- Open & close all windows
- Flush all toilets & run all faucets
- Run all ceiling fans (both directions) and bath fans
- Try all the light switches and outlets
- Open & close garage door, both with and without remote, test the emergency reverse setting
- Check weather stripping intact on all exterior doors

#### **BASIC SAFETY & SECURITY POINTS**

- Replace batteries in Smoke Detectors
- Test Carbon-Monoxide detector if applicable
- Always have a fire-extinguisher on hand
- Get rid of bugs!

#### **MAKE ANY REPAIRS AND MORE**

- Replace light bulbs with the new bright whites
- Re-caulk around all baths, toilets, shower doors and sinks
- Repair any visible water damage
- Update grungy grout
- Replace any torn screen or cracked glass
- Replace any missing or broken roof tiles
- Replace any damaged insulation in attic

#### **EXTERIOR HOME CARE**

- Remove debris from roof, pressure wash if necessary
- Trim trees near roof
- Clear growth and debris from around the HVAC compressor, drain and vents
- Slope soil away from house

#### **LAST MINUTE PREP ONCE UNDER CONTRACT**

- Leave the home at least an hour prior to inspection
- Take pets with you
- Leave remotes within easy access
- Leave keys for gates, sheds and electrical boxes
- Make sure pilot light is lit (if applicable, especially for gas fireplace)
- Remove laundry from washer/dryer
- Remove dishes from sink/dishwasher
- Leave a diagram of location of septic and well
- leave any receipts (copies) for any maintenance, repairs or insurance claims recently completed