

- Residents should **vacate the property** for the inspection period (3+ hours)
 - Weapons are secured
 - Prescription drugs are secured
 - Sensitive documents are secured (protect your identity)
- Pets are boarded or in a crate (cover with blanket)
- Consider your inspector** and set him up for success.
- All equipment and **service areas are accessible**
 - Crawlspace
 - Attics (side attics and hatches)
 - Electrical Panels (covers will be removed)
 - Under sink cabinets are clear
 - HVAC equipment and Water Heater
 - GFCI reset locations
 - Pilot Lights are all burning (fireplace, heaters, water heater, etc)
- Special instructions** for inspector (leave on the kitchen counter)
 - Keys (out buildings and padlocks)
 - GFCI locations (if challenging)
 - Cat in house (keep doors shut)
 - Don't lock the garage door (w/ post-it at deadbolt)
 - Any quirks specific to this home that will save time or **prevent a repeat visit**
 - Courtesy call when complete?

Recommended by:



Seller's Pre-Listing Checklist

getaninspector.com
615-905-6308

- Grab the Low hanging fruit
 - Declutter (under sinks, closets, attic)
 - Light Bulbs
 - Replace all Smoke Detector Batteries
 - Replace any missing smoke detectors

<https://www.tn.gov/commerce/fire/preventi-on-education-and-outreach/request-a-free-smoke-alarm.html>

 - HVAC Filters
 - Clean Gutters
 - Use Drains or Drain Weasel
 - Fix damaged weather stripping
 - Pressure Washing
- Have an HVAC technician Tune up the system
- Have a roofer inspect and tune up the roof.
- Hire a handyman for 1 day
 - Adjust Doors
 - Putty and paint old cracks and water stains
 - Caulk windows and wet areas
 - Tighten anything that is loose
 - Knobs
 - Hinges
 - Cabinets
 - Counters
 - Railings
 - Toilets
 - Plumbing fixtures
 - Replace any missing or damaged hardware
 - Door stoppers
 - Door knobs
 - Ball Catch hardware
 - Outlet/Switch covers
 - Fence pickets
 - Handles
 - Anything else he recommends