

HOME SELLERS CHECKLIST

IS YOUR HOME PHYSICALLY FIT?

Approximately half of all resale homes on the market have at least one significant defect. Routine maintenance is the best way to avoid costly problems from developing. You may be eligible for a tax benefit from fixing up your home before you sell. Check with your tax expert for details.

GET HELP!

Hire a professional, experienced home inspector to identify which home components are most in need of repair. Early correction of any problems discovered can increase the homes appeal and it's selling price. A favorable home inspection report can also expedite the sale of the property.

HOME SELLERS CHECKLIST

CHECK THE MAJOR SYSTEMS

- Roof structure and covering
- Foundation/basement/crawl space
- HVAC systems
- Electrical system
- Plumbing system

MAKE MAINTENANCE IMPROVEMENTS

- Trim trees and shrubs which touch or overhang the home
- Recaulk and weather-strip windows and doors
- Clean/repair/replace gutters, downspouts and extensions for proper drainage
- Repair/replace bathroom caulk or grouting where necessary
- Ventilate basement/crawl space to prevent moisture build-up
- Regrade soil around foundation to provide proper drainage away from the structure
- Professionally service HVAC systems
- Professionally clean all chimneys and install hoods or caps as needed

PAY ATTENTION TO DETAILS

- Repair leaky faucets
- Tighten loose doorknobs
- Replace damaged screens and glass
- Replace burned out light bulbs
- Secure loose hand rails
- Repair driveway cracks
- Patch and repaint wall/ceiling cracks
- Repair peeling wallpaper

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SAFETY PRECAUTIONS

- Install smoke detectors on each level and check operation
- Install GFCI receptacles in all potentially wet locations such as unfinished basements, exterior, garage, all baths and kitchen countertop areas
- Keep flammable products away from furnaces and water heaters

MAKE COSMETIC IMPROVEMENTS

- Keep the landscaping neat and the house picked up
- Clean the exterior walls and trim, repaint if necessary
- Open all window shades and curtains
- Keep the kitchen and bathrooms squeaky clean

PREPARE FOR THE BUYERS INSPECTION

- Disclose all major repairs with receipts, service reports and warranties
- Provide information on the age of all major equipment (appliances, HVAC and roof) and any warranties available
- Furnish the utility bills from the previous year (electric, gas, water and sewer)
- Provide access to all major equipment and electric panel
- Remove all pets during the inspection for full access to the property