



SELLER RESOURCE

239-955-1440

BEFORE INSPECTION DAY

Clear access • Utilities on • Pets secured

Seller Inspection Preparation Checklist

Prepare the home so the inspector can safely access and operate its visible systems and components.

■ Utilities and property access

- ☐ Keep the electricity, water and gas service turned on.
- ☐ Make sure pilot lights and included appliances are operating.
- ☐ Unlock gates, exterior doors, pool cages, sheds and detached structures.
- ☐ Provide keys, garage remotes and any necessary access codes.
- ☐ Disable the security system or leave clear operating instructions.
- ☐ Secure or remove pets before the inspector arrives.

■ Interior access

- ☐ Clear access to walls, windows, doors and areas where concerns are known.
- ☐ Remove stored items from beneath sinks and around plumbing fixtures.
- ☐ Replace burned-out light bulbs so fixtures can be properly checked.
- ☐ Make sure windows and interior doors can be opened.
- ☐ Remove personal items from bathtubs and showers.

■ Electrical HVAC and water heater

- ☐ Provide at least three feet of clear working space in front of electrical panels.
- ☐ Remove pictures, shelving or stored items that block panel access.
- ☐ Clear access around the air handler, outdoor condenser and thermostat.
- ☐ Install a clean HVAC filter and leave the system operating normally.
- ☐ Clear stored belongings away from the water heater and shutoff valves.

■ Attic garage and laundry

- ☐ Clear the area below attic access openings and remove closet items that restrict entry.
- ☐ Move vehicles out of the garage and clear access to walls and installed equipment.
- ☐ Leave garage-door remotes where the inspector can find them.
- ☐ Clear access around the washer, dryer and laundry connections.
- ☐ Make sure included laundry appliances are connected and ready to operate.

■ Kitchen

- ☐ Empty the kitchen sink and dishwasher.
- ☐ Clear access beneath the sink and around visible plumbing connections.
- ☐ Remove stored items from the oven and cooktop.
- ☐ Make sure all included appliances are connected and ready to operate.

■ Exterior pool and irrigation

- ☐ Trim vegetation away from exterior walls, equipment and utility connections.
- ☐ Remove items blocking doors, windows, outlets, hose bibbs and shutoff valves.
- ☐ Clear patios, lanais and walkways of stored belongings and loose debris.
- ☐ Provide access to pool equipment and the irrigation controller.
- ☐ Leave operating instructions when pool or irrigation controls are not clearly labeled.

■ Final day of inspection check

- ☐ Utilities are on and all included appliances are ready to operate.
- ☐ All required areas are unlocked and major systems are accessible.
- ☐ Keys, remotes and access instructions are available.
- ☐ Pets are safely secured away from the inspection areas.

■ Avoid last-minute problems

Do not conceal known defects or attempt rushed cosmetic repairs. Proper access and honest preparation help reduce inaccessible or untested items and allow the inspection to proceed efficiently.