FOR SELLERS · BEFORE THE BUYER'S INSPECTION

Find It Before the Buyer Does

A room-by-room checklist for you, a handyman, or a trusted helper to walk your home before it goes on the market. Fix what's easy. Plan for what isn't. No surprises in the middle of your sale.

FOR HOMEOWNERS GETTING READY TO SELL

Home address _____

Walked through by _____

Date _____

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START HERE

Why walk your own house first

Once you accept an offer, the buyer hires a home inspector. That inspector writes a report, and the buyer uses it to ask for repairs or a lower price. You get only a few days to answer.

Most of what shows up on those reports is small, like a dirty furnace filter or a toilet that rocks. Small things are cheap to fix now and expensive to argue about later.

> **This list follows the same order most Utah inspectors use, so you see your home the way they will.**

How to use it

1. **Walk every section.**
   Check **OK** if it's fine. Check **Fix** if it needs work. Write what you saw in Notes.
2. **Watch for the PRO tag.**
   Items marked PRO involve electrical, gas, or roof work. Look, but let a licensed pro do the repair.
3. **Fill in your repair plan.**
   Page 11 is where every "Fix" goes, with who's doing it and what it costs.
4. **Bring it to me.**
   We'll decide together what to fix, what to leave, and what to disclose.

This is not a home inspection. It's a prep list. It doesn't replace a licensed inspector, electrician, plumber, or roofer.

What you find, you may need to disclose. Utah sellers fill out a property condition disclosure. Talk to me about anything you find before you decide what to do with it.

SECTION 1

Roof and Gutters

Look from the ground or with binoculars. Don't climb on the roof yourself.

WHAT TO CHECK	OK	FIX	NOTES
Shingles. None missing, curling, cracked, or lifting at the edges. PRO	☐	☐	
Moss and debris. Roof is clear of moss, leaves, and pine needles.	☐	☐	
Flashing. Metal around the chimney, vents, and walls lies flat and sealed, not pulled away. PRO	☐	☐	
Pipes and vents on the roof. Rubber boots around them aren't cracked.	☐	☐	
Chimney. Cap in place. No loose bricks or cracks on top.	☐	☐	
Gutters. Clean, firmly attached, and not sagging or leaking at the seams.	☐	☐	
Downspouts. Each one carries water at least 4 to 6 feet away from the house.	☐	☐	
Trees. Branches trimmed back so they don't touch the roof or siding.	☐	☐	
Roof age. Find the year it was installed and any receipts or warranty.	☐	☐	

SECTION 2

Outside the House

WHAT TO CHECK	OK	FIX	NOTES
Grading. Dirt slopes away from the house on every side.	☐	☐	
Window wells. Cleaned out. Covers in good shape.	☐	☐	
Caulking. Around windows, doors, and anything that goes through the siding.	☐	☐	
Siding, trim, and soffits. No rot, gaps, holes, or peeling paint.	☐	☐	
Concrete. Driveway, walks, and patio have no trip edges or slabs tipping toward the house.	☐	☐	
Steps and railings. Solid, no wobble.	☐	☐	
Outside faucets. Turn on, turn off, no drip.	☐	☐	
Electric meter and outside panel. Cover on, no rust.	☐	☐	

Foundation and Basement

Foundation walls. Note any cracks you can see, inside and out.	☐	☐	
Water signs. No stains, white chalky residue, or musty smell.	☐	☐	

SECTION 3

Electrical

A cheap outlet tester from the hardware store makes this section fast.

WHAT TO CHECK	OK	FIX	NOTES
Main panel. Cover on, breakers labeled, no rust or scorch marks. PRO	☐	☐	
Sub-panel (if you have one). Same as above. Ask an electrician if it looks crowded. PRO	☐	☐	
GFCI outlets. Press test, then reset, at kitchen counters, baths, garage, laundry, and outside.	☐	☐	
Every outlet. Works, cover plate on, not loose in the wall.	☐	☐	
Lights and switches. Replace every dead bulb. A dead bulb looks like a broken fixture.	☐	☐	
Loose wiring. No bare wires or open electrical boxes, including in the garage and basement. PRO	☐	☐	
Smoke alarms. In each bedroom, outside sleeping areas, and on every level. Press test.	☐	☐	
Carbon monoxide alarms. On every level if the home has gas appliances.	☐	☐	

SECTION 4

Plumbing

Run water in every sink, tub, and shower for a minute. Then look underneath.

WHAT TO CHECK	OK	FIX	NOTES
Water pressure. A $10 gauge on an outside faucet. Over 80 psi usually means you need a pressure regulator.	☐	☐	
Main water shut-off. Easy to reach and turns by hand.	☐	☐	
Faucets. No drips. Hot on the left, cold on the right.	☐	☐	
Under every sink. Dry, no drips at the pipes, no stains in the cabinet.	☐	☐	
Drains. Empty quickly. Sink stoppers go up and down.	☐	☐	
Sinks. No cracks or chips in the bowl.	☐	☐	
Toilets. Don't rock, don't keep running, flush well.	☐	☐	
Washer hoses. No bulges or cracks.	☐	☐	

SECTION 5

Water Heater

Utah inspectors check these every time.

WHAT TO CHECK	OK	FIX	NOTES
Earthquake straps. Two metal straps holding the tank to the wall.	☐	☐	
Expansion tank. A small tank on the pipe above the heater. PRO	☐	☐	
Relief valve pipe. Runs from the side valve down to about 6 inches off the floor.	☐	☐	
Gas and water lines. No leaks, no rust at the connections. PRO	☐	☐	
Vent pipe. Secure all the way up, no gaps at the joints. PRO	☐	☐	

Heating and Cooling

Furnace filter. Put in a new one. Write the date on it.	☐	☐	
Heat and AC. Both turn on and blow warm or cool air.	☐	☐	
Service record. A tune-up in the last year, with the receipt. PRO	☐	☐	
Vents and thermostat. Covers on, air flowing, thermostat works.	☐	☐	
Fireplace. Clean, damper opens and closes.	☐	☐	

SECTION 6

Attic

WHAT TO CHECK	OK	FIX	NOTES
Access. Cover in place and nothing stored in front of it.	☐	☐	
Insulation. Spread evenly, no bare spots.	☐	☐	
Vents. Bathroom fans vent outside, not into the attic.	☐	☐	
Leaks and pests. No water stains, droppings, or nests.	☐	☐	

Inside the House

Doors. Open, close, and latch. Doorstops in place.	☐	☐	
Windows. Open, close, and lock. No fogging between panes. Screens on.	☐	☐	
Walls and ceilings. Holes patched. Any stain, you know the cause.	☐	☐	
Floors. No loose tiles, lifted carpet, or trip edges.	☐	☐	
Stairs. Handrails solid.	☐	☐	
Ceiling fans, cabinets, doorbell. All work. No wobble, no loose hinges.	☐	☐	

SECTION 7

Bathrooms

WHAT TO CHECK	OK	FIX	NOTES
Exhaust fans. Turn on and pull air. Not noisy.	☐	☐	
Caulk and grout. No gaps around tubs, showers, and sinks.	☐	☐	
Tubs and showers. No cracks. Water stays inside.	☐	☐	

Kitchen and Appliances

Check the ones that stay with the house.

Dishwasher. Runs a full cycle. No leak underneath.	☐	☐	
Disposal. Runs and drains.	☐	☐	
Range and oven. Every burner and the oven heat. Anti-tip bracket in place.	☐	☐	
Microwave and fridge. Both work. Fan and light over the stove work.	☐	☐	
Washer and dryer. Both run if they stay.	☐	☐	
Dryer vent. Cleaned out, vents outside, not crushed.	☐	☐	

SECTION 8

Garage

WHAT TO CHECK	OK	FIX	NOTES
Auto-reverse. Lay a board under the door and close it. The door should back up when it touches the board.	☐	☐	
Sensors. Wave a foot past the sensors while it closes. The door should stop and go back up.	☐	☐	
Door into the house. Solid door that closes and latches.	☐	☐	
Garage walls and ceiling. No holes in the drywall next to the house.	☐	☐	

The day before the inspection

- ☐ Clear a path to the electrical panel, furnace, water heater, attic, and under every sink.
- ☐ Water, power, and gas on. Pilot lights lit.
- ☐ Unlock sheds, gates, and crawl spaces. Leave remotes out.
- ☐ Set out receipts and warranties for anything you fixed or replaced.
- ☐ Plan to be gone about three hours, with pets.

YOUR PLAN

My Repair List

Every item you checked "Fix" goes here. Then we sit down and sort it together.

ITEM	WHO'S DOING IT	COST	DONE DATE

WHAT COMES NEXT

You don't have to fix everything.

Some repairs are worth doing before you list. Some are better handled as a credit to the buyer. Some are fine to leave alone. The list tells you what's there. Then we decide what to do with it.

1. **Finish the walk-through.**
   Every section, even the ones you think are fine.
2. **Get a price on the big items.**
   Anything tagged PRO, get a written estimate from a licensed contractor.
3. **Call me with your list.**
   I'll tell you what I'd fix, what I'd disclose, and what I'd leave. The choice is yours.

When your list is done, call me and we'll go through it line by line.

Call or text Delia · 801-824-6385

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This checklist is a general preparation guide, not a home inspection or a substitute for one. Use licensed professionals for electrical, gas, plumbing, and roofing work. Delia Bayna, REALTOR®, eXp Realty, 240 N East Promontory #200, Farmington, UT 84025. Utah license 12359428-SA00.