

HOW TO PREPARE YOUR HOME TO SELL

Sell your home quicker with the NPI seller's checklist.

This helpful checklist was crafted by professional inspectors as a resource for home sellers. Here, we outline some essential maintenance tasks that sellers should complete to ensure their home is market-ready and sells for top dollar.

EXTERIOR

- 🏠 Ensure downspouts are directed away from the home
- 🏠 Check steps for loose bricks or wood
- 🏠 Check exterior faucets for leakage
- 🏠 Ensure the caulk around windows and doors is in good condition
- 🏠 Consistently clear sidewalks and mow your lawn
- 🏠 Re-paint faded areas, ensure visitors can clearly read your house number
- 🏠 Consider adding flower pots to brighten up your doorstep

ATTIC

- 🏠 Ensure there are no signs of water intrusion (wood rot, staining, or discoloration, etc.)
- 🏠 Check for proper insulation levels and installation
- 🏠 Ensure that plumbing, exhaust, or appliance vents do not terminate in the attic
- 🏠 Have any open electrical splices repaired by a licensed electrician

BASEMENT, GARAGE, CRAWLSPACE

- 🏠 Look for foundation cracks on interior walls
- 🏠 Check that crawlspace is properly vented to exterior
- 🏠 Check that exposed pipes in crawlspace are adequately insulated
- 🏠 Clear any cobwebs and dust
- 🏠 Declutter - consider renting a temporary storage unit
- 🏠 Move tools, boxes, and other items away from walls
- 🏠 Check that the automatic garage door opener functions properly
- 🏠 Check that the automatic garage door opener stops properly for obstacles

BATHROOM

- 🏠 Declutter the under-sink cabinets and storage closets
- 🏠 Fill sink basin, drain, and check for leaks
- 🏠 Fix leaky faucets and pipes under sink; polish faucets and mirrors
- 🏠 Repair caulk on sinks, shower, and tub
- 🏠 Ensure outlets are equipped with GFCIs
- 🏠 Check for adequate flow and pressure in all fixtures
- 🏠 Check toilet for proper operation and stability
- 🏠 Check for evidence of leaks around base of shower or bath

KITCHEN

- 🏠 Check built-in appliances for proper functionality
- 🏠 Check for signs of water leakage
- 🏠 Check for adequate flow and pressure in sink
- 🏠 Fill sink basin, drain and check for leaks
- 🏠 Ensure outlets are equipped with GFCIs
- 🏠 Check that cabinets are decluttered and in good condition
- 🏠 Ensure exhaust fan is working and vented outside

ALL ROOMS

- 🏠 Check that all windows open and close correctly; make sure coverings hang level
- 🏠 Check windows for broken thermal seals (fogged glass) or cracks
- 🏠 Vacuum, mop, and dust frequently; declutter - consider renting a temporary storage unit
- 🏠 Consider painting your walls a neutral color
- 🏠 Ensure all outlet covers are in good condition (no cracks or loose covers)
- 🏠 Check that all light switches operate properly, replace all burned out light bulbs
- 🏠 Make sure that all smoke and carbon monoxide detectors are working properly
- 🏠 Patch any drywall holes
- 🏠 Clean and re-stretch carpeting if needed
- 🏠 Keep all receipts and documentation of repairs
- 🏠 Locate user manuals and warranty information for appliances and components

You're Ready to Sell!

Contact your local NPI inspector to schedule a pre-listing inspection.