ACADIANA HOME INSPECTORS

Knowledgeable. Experienced. Certified.

Seller's Home Inspection Preparation Checklist

How to Prepare Your Home Before the Inspection



Your Trusted Home Buying Advocate

Acadiana Home Inspectors

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BEFORE INSPECTION DAY

- ☐ Confirm inspection date, time & inspector name
- ☐ Plan to vacate the home for 3–4 hours
- ☐ Secure pets away from the home
- ☐ Leave all keys, remotes & access codes accessible
- ☐ Unlock all interior doors, attic access & crawlspace hatches

ELECTRICAL

- ☐ Ensure all utilities (electric, gas, water) are turned on
- ☐ Replace burned-out light bulbs
- ☐ Ensure all outlets and switches are accessible

HVAC

- ☐ Replace air filiters
- ☐ Clear 18 inches of space around HVAC equipment
- ☐ Ensure thermostat is accessible and set to a neutral temperature

KITCHEN & BATHROOMS

- ☐ Ensure all appliances are in working order
- ☐ Clear under-sink areas
- ☐ Ensure toilets flush properly
- ☐ Re-caulk any cracked or missing caulk around tubs and showers

EXTERIOR

- ☐ Clear vegetation away from the house and roof
- ☐ Clean gutters and downspouts
- ☐ Repair any visible damaged siding or trim
- ☐ Ensure all exterior lights work
- ☐ Unlock and clear access to all outbuildings and detached garages

PLUMBING

- ☐ Fix any known dripping faucets or running toilets
- ☐ Clear under-sink areas for inspector access
- ☐ Ensure water heater is accessible

ATTIC & CRAWLSPACE

- ☐ Ensure attic access is clear and ladder or stairs are safe
- ☐ Move stored items away from access hatches

GARAGE

- ☐ Ensure garage door opener and safety features work
- ☐ Clear path to water heater, electrical panel, and any mechanical equipment

DOCUMENTATION TO HAVE AVAILABLE

- ☐ Permits for any recent renovations or additions
- ☐ Warranty documents for recent appliances or systems
- ☐ HOA documents (if applicable)
- ☐ Receipts for recent repairs

Acadiana Home Inspectors performs fair, unbiased inspections — the same standards for sellers as for buyers. No surprises. No sugar-coating. Just the truth.

Questions? Call (337) 326-5772 or visit acadianahomeinspect.com

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