



Veteran-Owned & Operated

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**AHIT Certified
Inspector**
Arkansas & ASHI
Standards of
Practice

Dear Homeowner,

Congratulations on preparing your home for sale! At Finer Points Home Inspections, we believe an informed seller is a confident seller. The items below reflect the most common findings on home inspections in Central Arkansas. Working through this list before your inspection day can reduce surprises, protect your timeline, and keep the transaction moving smoothly. Please know this list is not exhaustive; there may be additional items specific to your property, but addressing these common issues is a great head start.

With integrity and precision,

Jason Peck, Owner and Inspector, Finer Points Home Inspections

Seller Inspection Preparation Checklist

Review each section and check off completed items before your scheduled inspection.

GENERAL PREPARATION

- Expect the inspection to take approximately 3 to 3.5 hours for an average-size home. Your inspector may arrive a few minutes early to begin the exterior.
- Ensure **all utilities are on** at the time of inspection (gas, electric, water).
- Provide keys or unlock all sheds, outbuildings, and gates.
- Ensure unobstructed access to the furnace, water heater, and electrical panel. Remove any locks from panel covers; the inspector must remove the cover.
- Remove or restrain pets on-site.
- Disclose any known restricted or inaccessible areas in writing.
- Please allow the inspector to work without interruption. They carry significant responsibility and need focused time to do the job thoroughly.

Pro Tip: Leave a note on the electrical panel identifying any circuits with non-standard labels.

EXTERIOR

- Clear gutters of debris. Downspout extensions should direct water **at least 6 feet** from the foundation.
- Repair any loose, missing, or damaged shingles and address visible nail pops on the roof.
- Inspect window well covers and clear window wells of standing water or debris.
- Check wood trim joints for softness; caulk and repair as needed.
- Secure or replace any loose bricks or wood on steps and walkways.
- Check all exterior handrails; they must be secure and stable.

- Inspect deck boards for weathering, rot, or looseness.
- Check crawlspace access: clear debris, re-secure or remove fallen insulation.
- Test all exterior hose bibs for leaks. Ensure anti-siphon (backflow prevention) devices are present on all exterior faucets.
- Move stored items, especially firewood, as far from the structure as practical. Firewood contact with the home is a significant pest-attractant finding.
- Test all exterior light fixtures; replace burned-out bulbs. A non-working bulb must be noted as a deficiency.
- Replace any damaged or missing window screens.

Pro Tip: Walk the perimeter after a rain. Drainage issues are much easier to spot when the ground is wet.

GARAGE

- Adjust garage door auto-reverse sensitivity so the door reverses when it contacts an object.
- Confirm photo-eye sensors are mounted no more than 6 inches above the garage floor and are properly aligned.
- Move stored items away from garage walls so the inspector can view the foundation.
- Check drywall between the garage and living space for holes or cracks. This fire-separation barrier must be intact.
- Remove extension cords used as permanent wiring. Check for loose outlets.

INTERIOR

- Move breakables, antiques, and valuables out of the way before inspection day.
- Install a **fresh furnace/AC filter**. Filter condition is evaluated as part of the overall HVAC assessment.
- Replace worn or damaged weather stripping on all exterior doors.
- Ensure all windows open, close, and lock properly. Painted-shut or stuck windows will be noted. Remove security screws or provide keys for locks.
- Inspect windows for fogged/failed insulated glass and cracked panes.
- Check all outlet covers; replace any that are loose, damaged, or missing.
- Check interior doors for rubbing, sticking, and proper latch engagement. Tighten all door hardware.
- Inspect ceilings, walls, and doors for holes, cracks, or nail pops.
- Test fireplace damper and inspect the flue for creosote buildup. Consider a professional cleaning if the fireplace has been used regularly.
- Test ceiling fans on all three speeds; check for wobble.
- Confirm all interior light fixtures work; replace burned-out bulbs.
- Tighten all door knobs and handrails; verify interior doors latch to the strike plate.
- Replace missing light globe covers or fixture diffusers.
- Address cracked, broken, or loose floor tiles and any trip hazards.
- Clear the path to all attic hatches and crawlspace access points. The inspector will enter every accessible attic and crawlspace.
- Inspect the water heater for leaks, corrosion, and deteriorated connections. Check the relief valve for signs of prior discharge.
- Review the electrical panel for tripped or missing breakers.

- Verify GFCI protection at all required locations: **kitchen, bathrooms, laundry, garage, and exterior**. Test each GFCI to confirm proper operation and leave a note indicating reset locations.
- Confirm smoke detectors and carbon monoxide detectors are installed and operational per manufacturer specifications.
- Ensure all pilot lights are lit on the water heater, furnace, fireplace, and stove.
- Leave a written note identifying any items that should not be operated during inspection.

Pro Tip: Walk through with a notepad first. Every light switch, outlet, and door handle you flag saves time on inspection day.

KITCHENS & BATHROOMS

- Clear the oven and microwave of any stored items.
- Verify the stove has an **anti-tip bracket** installed. This is a safety item and will be flagged if absent.
- Clear the kitchen sink of dishes for access and testing.
- Fill all sink basins, drain, and check for any leaks under the cabinet.
- Check faucets for drips or leaks. Confirm hot water is on the left, cold on the right.
- Ensure the dishwasher is empty and ready to be run. Check under the unit after the cycle for leaks.
- Test the garbage disposal for proper operation and check for leaks.
- Check all cabinet doors and drawers for rubbing, loose hardware, and smooth operation.
- Test all stove burners and oven elements for proper operation.
- Inspect countertops and backsplash for damage, gaps, or missing caulk.
- Check tile floors for cracked or loose tiles and missing grout.
- Inspect toilets for cracks, secure mounting, proper flushing, and presence of a shutoff valve. Look for any signs of leakage at the base.
- Test faucets for adequate pressure with more than one fixture running simultaneously.
- Check laundry hookups (washer connections and dryer vent) for leaks and corrosion.
- Inspect bathroom exhaust fans for proper operation; they should vent to the exterior, not into the attic.

Pro Tip: Run all fixtures simultaneously for a couple minutes before the inspection to flush slow drains and check water pressure.

Want the Full Picture? Schedule a Pre-Listing Inspection.

A Pre-Listing Inspection by Finer Points gives you a complete, objective view of your home's condition before buyers ever see it. You choose what to repair, disclose, or price accordingly, putting you in control. It's one of the smartest investments a seller can make.

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