



# HOME SALE

## pre-market checklist

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## Home Sale Pre-Market Checklist

Date: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Name/s: \_\_\_\_\_  
\_\_\_\_\_

### Grounds:

- Proper grading away from the house
- No evidence of standing water
- No leaks from septic tank or leach field
- Yard, landscaping, trees and walkways in good condition
- No branches or bushes touching house or overhanging the roof
- Exterior structures (fences, sheds, decks, retaining walls, detached garages) in good working condition with no evidence of termite damage or rotted wood
- Railings on stairs and decks adequate and secure
- Driveways, sidewalks, patios, entrance landings in good condition and graded away from structure
- Downspout drainage directed away from house

### Structure:

- Ridge and fascia board lines appear straight and level
- Sides of house are straight, not bowed or sagging
- Window and door frames are square and not bowed
- Visible foundation in good condition with no cracks

### Exterior:

- Adequate clearing between ground and wood siding materials (6" minimum); no wood-to-earth contact Wood siding: secure; no cracking, curling, rot or decay
- Masonry veneers: no cracks in joints or broken or flaking components
- Stucco: no large cracks
- Vinyl or aluminum siding: no dents, damage, not bowing or loose siding
- No vines on surface of structure
- Exterior paint or stain: no flaking or blisters
- No stains on exterior

Windows, Doors and Wood Trim:

- Wood frames and trim pieces are secure, no cracks, rot or decay
- Joints around frames are caulked
- No broken window or storm window panes or damaged screens
- Windows properly insulated; storm windows or thermal glass in place
- Muntin and mullion glazing in good condition

Roof:

- Composition shingles: no curling, cupping, or loss of granulation particulate; no broken, damaged or missing shingles; not more than two layers of roofing
- Wood shingles or shakes: no mold, rot, decay, cracked/broken/missing shingle or curling
- Flat roofs: no obvious patches; no cracks, splits or silt deposits; minimal blisters or wrinkles, all flashings sealed with tar
- Flashing around all roof penetrations
- No evidence of excess roofing cement/tar/caulk
- Soffits and fascia: no decay or stains
- Exterior venting for eave areas: vents clean and not painted over
- Gutters and downspouts: no decay or rust; joints sealed; securely attached to house; no missing sections; clean, no mud deposits
- Chimneys: straight, properly flashed; no evidence of damaged bricks or cracked joints; mortar/cement cap in good condition

Attic:

- No stains on underside of roofing
- No evidence of decay or damage to house
- Sufficient insulation that's properly installed
- Adequate ventilation: clear path into attic for air entering through soffit vents, adequately sized gable end louvers, all mechanical ventilation operational
- No plumbing, exhaust or appliance vents terminating in attic
- No open electrical splices

Interior Rooms:

- No unpleasant odor
- Floors, walls and ceilings are straight and level
- No stains on floors, walls, ceilings
- Flooring materials in good condition
- No significant cracks in walls or ceilings
- Windows and exterior doors operate easily and latch properly; have weather stripping; no broken glass, no sashes painted shut, no decay
- Interior doors operate easily and latch properly; no damage or decay; no broken hardware

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- Paint, wall covering and paneling in good condition
- Wood trim installed and in good condition
- Lights and light switches operate properly
- Adequate number of three-pronged electrical outlets in each room
- Electrical outlets test properly
- Heating/cooling source in each room
- Adequate insulation in walls
- Fireplaces: no cracking or damaged masonry, no evidence of smoke staining on fireplace facade, damper operates properly, clean flue

**Kitchen:**

- Working exhaust fan vents to house exterior
- Ground Fault Circuit Interrupter (GFCI) protection for electrical outlets within 6' of sink
- Dishwasher drains properly, no leaks, door springs operate properly
- No leaks in pipes under sink
- Cabinet floor under sink is solid, no stains or decay
- Water flow in sink adequate
- No excessive rust or deterioration on garbage disposal or waste pipes
- Built-in appliances operate properly
- Cabinets in good condition; doors and drawers operate properly

**Bathrooms:**

- Working exhaust fan that vents to house exterior
- Adequate water flow and pressure from all fixtures
- Sink, tub and shower drain properly
- Plumbing and cabinet floor under sink in good condition
- If sink is metal, no sign of rust; overflow drain doesn't leak
- Toilet operates properly, no rocking, no stains around base
- Caulking in good condition inside and outside of tub and shower area
- Tub or shower tiles secure, wall surface solid
- No stains or evidence of past leaking around base of bath or shower

**Miscellaneous:**

- Smoke and carbon monoxide detectors in good working order
- Stairway treads and risers solid
- Stair handrails secure and in good condition
- Automatic garage door opener operates properly, stops properly for obstacles

**Basement:**

- No evidence of moisture

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- Exposed foundation: no stains, no major cracks, no flaking
- Visible structural wood: no sagging, damage, decay or stains; no damage from insects; secure attachment to foundation with anchor bolts
- Insulation at rim/band joists

**Plumbing:**

- Visible pipes: no damage, evidence of leaks or signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system
- Water heater: no rust, vented properly, sized to produce adequate quantity of hot water for the number of bathrooms in the house
- Water pump does not short cycle
- Galvanized pipes do not restrict water flow
- Well water test is acceptable
- Hot water temperature is between 118 to 125 degrees Fahrenheit

**Electrical:**

- Visible wiring in good condition, no exposed splices, cables secured and protected
- Service panel: adequate capacity, all cables attached to panel with cable connectors, fuses or breakers are not overheating
- No aluminum cable for branch circuits

**Heating/Cooling System:**

- Appears to operate well throughout with good airflow on forced air systems
- Flues: no open seams, slopes up to chimney connection
- No rust around cooling unit
- No combustion gas odor
- Air filter(s) clean
- Ductwork is in good condition
- No asbestos on heating pipes, water pipes or air ducts
- Separate flues for gas/oil/propane and wood/coal

**Notes:**

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