

Pre-Listing Inspection Quick-Scan Checklist by ValueGuard

"Catch it before the buyer's inspector does"

Instructions

- ☐ R = Red Flag (needs immediate attention)
- ☐ Y = Yes / Good condition
- ☐ N = Needs minor work

1. Exterior & Grounds

Siding, brick, or stucco: cracks, bulging, or soft spots?

☐ R ☐ Y ☐ N Notes: _____

Paint/peeling or caulking gaps around windows & doors

☐ R ☐ Y ☐ N Notes: _____

Gutters & downspouts: clogged, leaking, or pulling away?

☐ R ☐ Y ☐ N Notes: _____

Grading & drainage: water pooling within 6 ft of foundation?

☐ R ☐ Y ☐ N Notes: _____

Driveway & walkways: major cracks or trip hazards?

☐ R ☐ Y ☐ N Notes: _____

Deck/porch: loose railings, rotted boards, or stairs?

☐ R ☐ Y ☐ N Notes: _____

Trees/shrubs touching the house or roof (within 2 ft)?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- Negative grading alone causes ~40% of foundation issues in our area.
- Buyers notice exterior issues first — fixing these prevents lowball offers.

2. Roof & Attic (Visible from ground or inside)

Missing, curled, or damaged shingles/tile

☐ R ☐ Y ☐ N Notes: _____

Flashing around chimneys, vents, and skylights intact?

☐ R ☐ Y ☐ N Notes: _____

Roof valleys free of debris and ponding water?

☐ R ☐ Y ☐ N Notes: _____

Attic: visible stains, mold, or insulation pulled back?

☐ R ☐ Y ☐ N Notes: _____

Attic ventilation: soffit vents blocked or ridge vent clear?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- If roof is 15+ years old, get a roof certification letter ready — buyers will ask.
- One attic stain can kill a deal even if the roof is "fine."

3. Foundation, Basement & Crawlspace

Visible cracks wider than 1/4" or horizontal cracks

☐ R ☐ Y ☐ N Notes: _____

Water stains or efflorescence on walls/floor

☐ R ☐ Y ☐ N Notes: _____

Sump pump present and working?

☐ R ☐ Y ☐ N Notes: _____

Crawlspace: vapor barrier intact? Standing water?

☐ R ☐ Y ☐ N Notes: _____

Floor joists or beams showing rot or sagging?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- Any active water intrusion = almost guaranteed buyer repair request.
- Hidden crawlspace issues are the #1 surprise that kills deals after inspection.

4. Plumbing System

Water pressure strong at all fixtures

☐ R ☐ Y ☐ N Notes: _____

No drips under sinks or at water heater

☐ R ☐ Y ☐ N Notes: _____

Water heater age & condition (rust, leaks, T&P valve)

☐ R ☐ Y ☐ N Notes: _____

Visible polybutylene or galvanized pipes?

☐ R ☐ Y ☐ N Notes: _____

Main shut-off valve easy to access and working?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- Older water heaters (10+ years) are the #1 item buyers negotiate.
- A single drip can turn into a \$2,000+ negotiation point.

5. Electrical System

Panel: double-tapped breakers? Aluminum wiring?

☐ R ☐ Y ☐ N Notes: _____

GFCI outlets in kitchen, baths, and garage

☐ R ☐ Y ☐ N Notes: _____

Outlets that don't work or feel loose

☐ R ☐ Y ☐ N Notes: _____

Light switches that spark or feel hot

☐ R ☐ Y ☐ N Notes: _____

Smoke & CO detectors present and <10 years old?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- Ungrounded outlets or Federal Pacific panels = instant red flags for buyers and appraisers.

6. HVAC System

Furnace/AC age (write it down)

☐ R ☐ Y ☐ N Notes: _____

Air filter dirty?

☐ R ☐ Y ☐ N Notes: _____

Vents & returns blocked or closed?

☐ R ☐ Y ☐ N Notes: _____

Visible ductwork damage or disconnected ducts?

☐ R ☐ Y ☐ N Notes: _____

Thermostat working in all modes?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- Money-Saver: Change filters and run systems before showings — buyers notice stale air instantly.

7. Interior & Living Areas

Walls/ceilings: new cracks, water stains, or nail pops

☐ R ☐ Y ☐ N Notes: _____

Floors: squeaks, soft spots, or uneven areas

☐ R ☐ Y ☐ N Notes: _____

Windows: fogged glass, difficult to open, or broken seals

☐ R ☐ Y ☐ N Notes: _____

Doors: don't latch properly or rub on floor

☐ R ☐ Y ☐ N Notes: _____

Garage door opener reverses on obstruction test?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- Small cosmetic issues (nail pops, squeaks) become big negotiation items once buyers are emotionally attached.

8. Kitchen & Bathrooms

Cabinets & countertops: water damage or loose?

☐ R ☐ Y ☐ N Notes: _____

Sink drains leak-free?

☐ R ☐ Y ☐ N Notes: _____

Dishwasher air gap or high loop installed?

☐ R ☐ Y ☐ N Notes: _____

Exhaust fans vent to outside (not into attic)

☐ R ☐ Y ☐ N Notes: _____

Toilets rock or run continuously?

☐ R ☐ Y ☐ N Notes: _____

Caulking around tubs/showers cracked or missing?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- Kitchens and baths are the two areas buyers scrutinize most — water-related issues here almost always trigger repairs.

9. Safety & Code Items

Handrails on all stairs with 4+ steps

☐ R ☐ Y ☐ N Notes: _____

Garage fire wall intact (no holes)

☐ R ☐ Y ☐ N Notes: _____

Proper clearance around water heater & furnace

☐ R ☐ Y ☐ N Notes: _____

Extension cords used as permanent wiring?

☐ R ☐ Y ☐ N Notes: _____

Pool/spa (if applicable): fence, gate, and cover good?

☐ R ☐ Y ☐ N Notes: _____



Section Tips

- Safety items are non-negotiable for appraisers and insurance — fix these early to avoid last-minute delays.

Next Steps

1. Fix all **R** items before listing (or price accordingly).
2. Take clear photos of any remaining issues for disclosure.
3. Schedule a full professional Pre-Listing Inspection with me.

Ready for the full inspection?

Reply to this email or call us at 215-860-3150 — I'll block time for your next listing this week.

This checklist is a free value-add service.

It is **not** a substitute for a professional home inspection.

