



Your NW Montana Home Sale Checklist:

Get Ready to Impress Your Buyers!

Selling your home is a big step, and preparing it properly can make all the difference for a smooth, successful sale. By addressing common issues *before* buyers walk through the door, you can increase confidence, reduce stress, and potentially sell faster—and for more!

Use this simple checklist to help get your home in top shape for the market.

Exterior & Roof Readiness

- **Clean Gutters & Downspouts:** Ensure they're clear of debris and direct water away from the foundation.
- **Inspect Roof:** Look for damaged, missing, or curling shingles. Address any visible wear and tear.
- **Check Drainage:** Make sure water flows away from your home's foundation (e.g., proper grading, functional downspout extensions).
- **Trim Landscaping:** Cut back trees and bushes that touch the house or block windows.
- **Repair Concrete:** Fix any significant cracks or heaving in driveways, walkways, or patios.

Interior Function & Safety

- **Test Smoke & Carbon Monoxide Detectors:** Ensure they're working correctly and have fresh batteries.
- **Check All Lights & Outlets:** Replace burned-out bulbs and confirm all electrical outlets are functioning.
- **Secure Loose Items:** Tighten wobbly railings, doorknobs, and cabinet hardware.
- **Address Wall/Ceiling Damage:** Patch holes, repair cracks, and touch up paint as needed.
- **Windows & Doors:** Confirm they open, close, and lock properly without sticking.



Utility & System Health

- **Service HVAC System:** Consider a routine tune-up for your furnace and air conditioning, and replace dirty air filters.
- **Verify Utility Connections:** Ensure all gas, water, and electrical services are active.
- **Check Water Heater:** Confirm it's functioning and not showing signs of leaks or significant rust.
- **Fix Plumbing Leaks:** Repair any dripping faucets, running toilets, or visible leaks under sinks.
- **Look for Water Stains/Mold:** Address any signs of past or present water intrusion, especially in bathrooms, kitchens, and basements.

Why a Pre-Listing Home Inspection?

Even with this checklist, some issues are easily missed or require a professional eye. A **pre-listing inspection** by 406 Home Inspection Pros provides:

- **Peace of Mind:** Know the true condition of your home *before* buyers do.
- **Control:** Address potential concerns on your terms, allowing time for repairs or clear disclosure.
- **Buyer Confidence:** A transparent report builds trust and can lead to a smoother, faster sale.

Meet Your Certified Master Inspectors, Aaron Fetveit & David Ilac

At 406 Home Inspection Pros, we're proud to be Montana locals serving Montana families—rooted in integrity, driven by precision, and guided by the values that define Montanans.

Our inspections are thorough, unbiased, and powered by advanced technology, including thermographic imaging, aerial roof assessments, and environmental hazard evaluations. We deliver clear, comprehensive reports within one business day—because we know your time matters.



With a commitment to exceptional service, transparent pricing, and consistently high customer satisfaction, we make the home inspection process straightforward and stress-free.



**Your trusted local experts, Aaron Fetveit & David Ilac. Give us a call or send us a text:
(406) 201-1573**

