

Seller Inspection Checklist



General

1. Make sure that all the utilities are turned on.
2. Access is clear to all electrical panels, crawl space, attic space and garage walls.
3. Remove or put pets in a secured area.

More than likely the buyers will come to the inspection, have the house clean! Don't leave dishes in the sink, pans in the oven, or cars in the garage. Change ALL air filters prior to the inspection. Consider having something (water) for the buyers to drink. Leave your phone number for the inspector in case they have any questions or concerns about the operation of your home.

Exterior

4. Make sure water drains away from the house by adding extensions or splash pads.
5. Fix any loose shingles or nail pops on the roof.
6. Clean gutters and downspouts to prevent overflowing.
7. Check exterior wood trim for deterioration and missing caulk.
8. Check all steps for loose brick or wood and replace or fix as needed.
9. If a deck is present, check for loose and or weathered boards.
10. Check of any fallen insulation or wood debris lying on the ground under a deck or in a crawl space. This is a conducive condition for wood destroying insects.
11. Check all handrails for looseness and secure if required.
12. Check hose bibs to ensure they are not leaking or loose.
13. Ensure that there are anti-syphon devices installed on all exterior hose bibs.

Garage

14. Check auto reverse on garage doors.
15. Moved stored items away from the garage walls so that the inspector can view the foundation.
16. Check for damaged Sheetrock adjoining the living space to ensure proper fire rating.

Interior

17. Check all windows for :
 - ◆ Opening, closing, locking.
 - ◆ Staying open on their own.
 - ◆ Possible broken thermo seals / cracks.
 - ◆ Deteriorated, cracked and or missing sealant.
 18. Check all receptacles for loose, damaged, or missing covers.
 19. Check all doors for latching, rubbing/ sticking when opening or closing. Correct and adjust is necessary.
 20. Check walls and doors for holes from door handle and door stop.
 21. Check ceiling fans on all three speeds for wobbling.
 22. Check for any burnt out bulbs and replace.
 23. Consider getting carpets cleaned and re-stretched if needed.
 24. Check and fix any holes and or nail pops in the ceilings/walls.
- ## Kitchens and Bathrooms
25. Fill all sinks - drain and check for leaks.
 26. Check disposal and dishwasher for operation.
 27. Check all burners and elements on the stove and oven.
 28. Check for the installation of the anti-tip device on a range.
 29. Check the microwave for operation.
 30. Check the hood vents light, filter and operation.
 31. Check for loose , cracked or missing tile.
 32. Check all toilets for cracks or loose/rocking units and tanks.
 33. Check supply lines, toilet shut offs, to ensure no leaks and flush properly.
 34. Check all faucets for water pressure. If pressure is low, try cleaning out the aerators/ screens.
 35. Check laundry connections for leaks. CLEAN DRYER VENT!
 36. Check water heater for leaks and corrosion.
 37. Check breakers - missing, tripped, GFCI test for response.