



# Seller Inspection Checklist

For use in preparation for your home inspection  
Provided to you by  
**A-1 Inspection Services, LLC**

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**907-892-4444**

## **General**

- \_\_\_\_\_ Make sure that all utilities are turned on.
- \_\_\_\_\_ Access is clear to electrical panels, crawlspace, attic space and garage walls.
- \_\_\_\_\_ Remove or put pets in a secure area.

*More than likely the buyers will come to the inspection. Have the house clean. Don't leave dishes in the sink or pans in the oven. Unlock any doors to closets or rooms, especially those that house mechanical systems – like furnaces or water heaters.*

## **Exterior**

- \_\_\_\_\_ Make sure water drains away from the house by adding downspouts under gutters.
- \_\_\_\_\_ Fix any loose shingles or nail pops on the roof.
- \_\_\_\_\_ Clean gutters and downspouts to prevent overflowing.
- \_\_\_\_\_ Check wood trim joints for softness and caulk.
- \_\_\_\_\_ Check all steps for loose bricks or wood and replace or secure as needed.
- \_\_\_\_\_ Check all handrails for looseness and secure as needed.
- \_\_\_\_\_ If there is a deck check for weathering wood.
- \_\_\_\_\_ Check for fallen insulation or wood debris lying on the ground under a deck or in a crawlspace. This creates a conducive environment for carpenter ants and rodents.
- \_\_\_\_\_ Check hose faucets to ensure they're not loose or leaking.

## **Garage**

- \_\_\_\_\_ Check automatic reverse on garage doors.
- \_\_\_\_\_ Move stored items away from the garage walls so that the inspector can view the foundation.
- \_\_\_\_\_ Check for damaged sheetrock adjoining the living space to ensure proper fire rating.

## **Interior**

- \_\_\_\_\_ Check all windows for opening, closing and locking.
- \_\_\_\_\_ Check all windows for possible broken thermo seals/cracks.
- \_\_\_\_\_ Check all outlets for loose, damaged or missing covers.
- \_\_\_\_\_ Check all doors for rubbing/sticking when opening and closing. Correct and adjust as needed.
- \_\_\_\_\_ Check walls for holes from door handles.
- \_\_\_\_\_ Check ceiling fans on all speeds for wobbling.
- \_\_\_\_\_ Check and replace all burned out light bulbs.
- \_\_\_\_\_ Consider getting carpet cleaned/re-stretched if needed.
- \_\_\_\_\_ Check for and fix any holes/nail pops in walls/ceiling.

## **Kitchens and Bathrooms**

- \_\_\_\_\_ Fill all sink basins, drain them then check for leaks.
- \_\_\_\_\_ Check disposal and dishwasher.
- \_\_\_\_\_ Check cabinets for rubbing and ensure they are secure and they open and close properly.
- \_\_\_\_\_ Check that all burners and elements work on the stove and oven.
- \_\_\_\_\_ Check the counter/back splash for any needed caulking.
- \_\_\_\_\_ Check for loose or cracked tiles and missing grout.
- \_\_\_\_\_ Check for cracks or loose/rocking toilets and tanks.
- \_\_\_\_\_ Check supply lines and toilet shut offs to ensure they flush properly.
- \_\_\_\_\_ Check faucets to ensure proper hot and cold plumbing installation. (hot is on the left, cold should be on the right)
- \_\_\_\_\_ Check laundry connections for leaks.
- \_\_\_\_\_ Check water heater for leaks and corrosion.
- \_\_\_\_\_ Check for tripped or missing breakers.