

Seller's Inspection Checklist

GENERAL

1. _____ Make Sure that all utilities are turned on.
2. _____ Access is clear to electrical panel, crawl space, Attic space and garage walls.
3. _____ 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, pans in the oven or cars in the garage. Change all air filters prior to the inspection. Consider having something (water) for buyers to drink. Leave your phone number for inspector in case they have any questions about the operation of your home.

Exterior

4. _____ Make sure water drains away from the house by adding downspout and splash blocks under gutters.
5. _____ Fix any loose shingles or nail pops on the roof.
6. _____ Clean gutters and downspouts to prevent overflowing.
7. _____ Check wood trim joints for softness and caulk.
8. _____ Check all steps for loose bricks or wood and replace or secure as needed.
9. _____ Check all handrails for looseness and secure as needed.
10. _____ If there is a deck check for weathering wood
11. _____ Check for any fallen insulation or wood debris lying on the ground under a deck or in a crawl space. This creates a conducive environment for termites.
12. _____ Check hose faucets to ensure they're not loose or leaking.
13. _____ Ensure that there are anti-siphon devices installed on the exterior hose faucets.

Garage

14. _____ Check automatic reverse on garage doors.
15. _____ Check garage foundation walls for termite tubes. (mud tubes on the wall).
16. _____ Move stored items away from the garage walls so that the inspector can view the foundation.
17. _____ Check for damaged Sheetrock adjoining the living space to ensure proper fire rating.

INTERIOR

18. _____ Check all windows for opening, closing and locking.
19. _____ Check all windows to ensure that they stay up on their own.
20. _____ Check all windows for possible broken thermo seals/cracks
21. _____ Check all outlet covers for loose, damaged, or missing covers.
22. _____ Check all doors for rubbing/sticking when opening and closing. Correct and adjust as needed.
23. _____ Check walls and doors for holes from door handle or from door stop
24. _____ Check ceiling fans on all 3 speeds for wobbling
25. _____ Check and replace all burned out light bulbs.
26. _____ Consider getting carpet cleaned and re-stretched if needed.
27. _____ Check for and fix any holes/nail pops in walls/ceiling

Kitchens and Bathrooms

28. _____ Fill all sink basins, drain, check for leaks
29. _____ Check disposal and dishwasher
30. _____ Check cabinets for and rubbing and ensure they are secure and open and close properly
31. _____ Check that all burners and elements work on the stove and oven
32. _____ Check the counter and back splash for any needed caulking.
33. _____ Check for loose tiles, cracked tiles, and missing grout.
34. _____ Check the toilet for cracks or loose/rocking toilets and tanks.
35. _____ Check supply lines, toilet shut offs, to ensure they flush properly.
36. _____ Check for faucets to ensure proper hot and cold plumbing installation. (hot is on left, cold should be on the right)
37. _____ Check all faucets for water pressure. If pressure is low, try cleaning out aerators/screens
38. _____ Check laundry connection for leaks
39. _____ Check water heater for leaks and corrosion.
40. _____ Check breakers for tripped or missing breakers.
41. _____ Check GFCI's and AFCI's to ensure that they respond.