# Seller Inspection Checklist

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***General***

1.\_\_\_\_\_Make sure that all utilities are turned on.

2.\_\_\_\_\_Access is clear to electrical panel, crawl space, attic space & garage walls.

3.\_\_\_\_\_Remove or put pets in secure area. Disclose any areas not permitted access.

***Exterior***

4.\_\_\_\_\_Make sure water drains away from house by adding downspout extensions.

5.\_\_\_\_\_Fix any loose shingles or nail pops on the roof.

6.\_\_\_\_\_Clean gutters and downspouts to prevent overflowing. Check for window well covers and well drains free of debris.

7.\_\_\_\_\_Check wood trim, joints for softness and caulk as needed.

8.\_\_\_\_\_Check all steps for loose bricks or wood and replace and/or secure as needed.

9.\_\_\_\_\_Check all handrails for looseness and secure or install as needed.

10.\_\_\_\_Check deck for weathered or loose deck boards, railing.

11.\_\_\_\_Check for any fallen insulation or wood debris lying around under a deck or in crawl space.

12.\_\_\_\_Check for hose faucets for leaking or loose. Remove hose if connected during winter season.

13.\_\_\_\_Ensure there are anti-siphon devices installed on all exterior hose faucets.

***Garage***

14.\_\_\_\_Check automatic reverse on garage door, safety eyes and pressure reverse.

15.\_\_\_\_Check garage foundation walls for termite tubes. (mud tubes on the wall)

16.\_\_\_\_Move stored items away from garage walls so that inspector can view the foundation.

17.\_\_\_\_Check for damaged drywall, holes, cracks between garage and living space to ensure proper fire rating.

18.\_\_\_\_Check for loose electrical outlets and extension cord/handyman wiring.

***Interior***

19.\_\_\_\_Check all windows for proper operation and locking.

20.\_\_\_\_Check all windows to ensure they hold in open position.

21.\_\_\_\_Check all windows for possible leaking thermos seals/cracks.

22.\_\_\_\_Check all outlet covers for loose, damaged or missing.

23.\_\_\_\_Check all doors for rubbing/sticking and locking/closing.

24.\_\_\_\_Check walls, doors for holes, loose hardware.

25.\_\_\_\_Check ceiling fans for on all 3 speeds for wobbling.

26.\_\_\_\_Check and replace all burned out bulbs and missing globe covers.

27.\_\_\_\_Consider getting carpet cleaned and re-stretched if needed.

28.\_\_\_\_Check and repair any holes, nail pops cracks in drywall/plaster.

29.\_\_\_\_Check fireplace damper for operation and flue for built up creosote. (consider having professionally cleaned and checked.)

30.\_\_\_\_Check for cracked or broken floor tiles or trip hazards.

31.\_\_\_\_Clear access to attic if hatch in a closet.

***Kitchens & Bathrooms***

32.\_\_\_\_Fill all sink basins, drain & check for leaks.

33.\_\_\_\_Check all faucets for leaks and make sure “hot is on the left and cold on the right if dual handles.

34.\_\_\_\_Check disposal and dishwasher for proper operation and leaks.

35.\_\_\_\_Check all cabinets for rubbing, loose hardware, open/close properly.

36.\_\_\_\_Check all burners/elements for proper operation.

37.\_\_\_\_Check countertop/backsplash for damage, missing caulk.

38.\_\_\_\_Check for loose, cracked tiles, missing grout. Water staining if wood or laminate flooring.

39.\_\_\_\_Check toilets for cracks, loose/rocking. Proper flushing, shutoff valves present and not leaking.

40.\_\_\_\_Check all faucets for adequate pressure and flow with more than one fixture on.

41.\_\_\_\_Check laundry connections for leaking and corrosion.

42.\_\_\_\_Check water heater for leaks, corrosion and melted top washers. (may indicate poor drafting, CO leakage)

43.\_\_\_\_Check for tripped or missing breakers.

44.\_\_\_\_Check ALL GFCI/AFCI receptacles for proper tripping/reset operation. (Make sure GFCI’s installed in bathrooms and at kitchen counter where sink is within 6’)

45.\_\_\_\_Verify and/or install anti-tip bracket on stove. (considered a safety item)

***This is only a representation of a typical Home Inspection report, but these are items that are noted by an inspector in almost every report. This will help prepare for the inspection and expedite the process. Any area not accessible may result in a 2nd inspection at the buyer request which creates addition time and money for all parties involved. It is always recommended the sellers get a full pre-listing inspection so the homeowner will have a full picture of their home prior to selling and put them in a better position during the sales process.***