



Seller Inspection Checklist

515-468-3003 – Info@seamlessinspection.com

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.