



SELLER INSPECTION CHECKLIST

This is a handy checklist to review before your home is inspected. Most Home Inspectors will inspect each of the items listed below and make recommendations to the buyer(s).

It's important, and to your advantage, to correct any critical repairs needed prior - so the buyers are not alarmed at the inspection.

Note: Most likely the buyers will come to the inspection with their agent & inspector. Ensure your home is neat & tidy. Don't leave dishes in the sink, pans in the oven or cars in the garage. Change all air filters prior to the inspection.

Feel free to leave any "special instructions" for the inspector on the kitchen counter. For example: Location of main water shut off or power panel, location of septic tank, drainfield, well (if not on public water & sewer).

GENERAL

- ☐ Make Sure that all utilities are turned on.
- ☐ Access is clear to electrical panel, crawl space, Attic space and garage walls.
- ☐ Remove or put pets in a secure area.

EXTERIOR

- ☐ Make sure water drains away from the house by adding downspout and splash blocks 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 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.
- ☐ Check hose faucets to ensure they're not loose or leaking.
- ☐ Ensure that there are anti-siphon devices installed on the exterior hose faucets.

GARAGE

- ☐ Check automatic reverse on garage doors.
- ☐ Check garage foundation walls for termite tubes. (mud tubes on the wall).
- ☐ 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 to ensure that they stay up on their own.
- ☐ Check all windows for possible broken thermo seals/cracks
- ☐ Check all outlet covers for loose, damaged, or missing covers.
- ☐ Check all doors for rubbing/sticking when opening and closing. Correct/adjust.
- ☐ Check walls and doors for holes from door handle or from door stop
- ☐ Check ceiling fans on all 3 speeds for wobbling
- ☐ Check all appliances
- ☐ Check plumbing fixtures, check tile and spout.

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