

Seller Inspection Checklist

HomeInspectionCarolina.com info@hicarolina.com 704-542-6575

GENERAL

1Make Sure that all utilities are turned on.		
2Access is clear to the electrical panel, crawl space, attic space, and garage walls.		
3Remove 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 before the inspection. Consider having something (water) for buyers to drink. Leave your phone number for the inspector in case they have any questions about the operation of your home.		
Exterior		
4Make sure water drains away from the house by adding downspout and splash blocks under gutters.		
5Fix any loose shingles or nail pops on the roof.		
6Clean out gutters and downspouts to prevent overflowing.		
7Check wood trim joints for softness and caulk.		
8Check all steps for loose bricks or wood and replace or secure as needed.		
9Check all handrails for looseness and secure as needed.		
10If there is a deck check for weathering wood		
11Check 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.12Check hose faucets to ensure they're not		
loose or leaking.		
13Ensure that there are anti-siphon devices installed on the exterior hose faucets.		
Garage		
14Check 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

	<u> </u>
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 thermal seals/cracks
21	Check all outlet covers for loose, damaged, or missing
covers.	
22	Check all doors for rubbing/sticking when opening and
closing. Co	rrect and adjust as needed.
23	Check walls and doors for holes from the door handle or
door stop	
24.	Check ceiling fans on all 3 speeds for wobbling
	Check and replace all burned out light bulbs.
26needed.	Consider getting the carpet cleaned and re-stretched if
27	_Check for and fix any holes/nail pops in walls/ceiling
Kitchen	s and Bathrooms
20	ew. w
	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	l open and close properly.
31	Check that all burners and elements work on the stove and
oven	
32.	Check the counter and backsplash for any needed caulking.
	Check for loose tiles, cracked tiles, and missing grout.
	Check the toilet for cracks or loose/rocking toilets and
tanks.	, ,
	Check supply lines, toilet shut-offs, to ensure they flush
properly.	
36.	Check for faucets to ensure proper hot and cold plumbing
	n. (hot is on left, cold should be on the right.)
	Check all faucets for water pressure. If the pressure is low,
	g out aerators/screens
-	Check laundry connection for leaks
	Check water heater for leaks and corrosion.
40	Check breakers for tripped or missing breakers.
41	Check GECI's and AECI's to ensure that they respond.