

Seller Inspection Checklist

Prepare your home before the inspector arrives.

BEFORE THE INSPECTION

Buyers will likely attend, so have the home clean: no dishes in the sink, pans in the oven, or cars in the garage. Have water available for buyers, and leave your phone number for the inspector in case questions come up about the operation of your home.

GENERAL

- ☐ 1. Make sure all utilities are turned on.
- ☐ 2. Clear access to the electrical panel, crawl space, attic, and garage walls.
- ☐ 3. Locate the main water shutoff and make sure it is accessible.
- ☐ 4. Remove pets or place them in a secure area.

EXTERIOR

- ☐ 5. Ensure water drains away from the house. Add downspout extensions and splash blocks.
- ☐ 6. Confirm the soil grade slopes away from the foundation.
- ☐ 7. Repair loose shingles or nail pops on the roof.
- ☐ 8. Trim tree branches away from the roof and siding.
- ☐ 9. Clean gutters and downspouts to prevent overflow.
- ☐ 10. Check wood trim joints for softness and caulk as needed.
- ☐ 11. Secure or replace loose bricks and wood on all steps.
- ☐ 12. Tighten any loose handrails.
- ☐ 13. Check decks for weathering or damaged wood.
- ☐ 14. Remove fallen insulation or wood debris under decks and in crawl spaces (it creates a termite-friendly environment).
- ☐ 15. Confirm hose faucets are not loose or leaking.
- ☐ 16. Verify anti-siphon devices are installed on exterior hose faucets.

GARAGE

- ☐ 17. Test the automatic reverse on garage doors.
- ☐ 18. Inspect garage foundation walls for termite mud tubes.
- ☐ 19. Move stored items away from garage walls so the inspector can view the foundation.
- ☐ 20. Repair damaged drywall between the garage and living space to maintain the fire rating.

SAFETY & HVAC

- ☐ 21. Test all smoke and CO detectors; replace batteries as needed.
- ☐ 22. Verify a working smoke detector in each bedroom and on every level.
- ☐ 23. Replace the HVAC air filter.
- ☐ 24. Run both heat and AC to verify operation (skip AC if the outdoor temperature is below 60°F).
- ☐ 25. Trim vegetation at least 12" from the outdoor AC condenser.
- ☐ 26. Confirm the thermostat operates; replace batteries if applicable.

INTERIOR

- ☐ 27. Test all windows for opening, closing, and locking.
- ☐ 28. Confirm windows stay open on their own.
- ☐ 29. Check windows for broken thermal seals or cracks.
- ☐ 30. Replace loose, damaged, or missing outlet covers.
- ☐ 31. Adjust doors that rub or stick when opening and closing.
- ☐ 32. Patch wall and door holes from handles or door stops.
- ☐ 33. Test ceiling fans on all three speeds for wobbling.
- ☐ 34. Replace burned-out light bulbs.
- ☐ 35. Consider cleaning and re-stretching carpet if needed.
- ☐ 36. Repair holes and nail pops in walls and ceilings.

KITCHENS & BATHROOMS

- ☐ 37. Fill all sink basins, drain, and check for leaks.
- ☐ 38. Test the disposal and dishwasher.
- ☐ 39. Confirm cabinets are secure and open and close smoothly.
- ☐ 40. Verify all stove burners and oven elements work.
- ☐ 41. Re-caulk counters and backsplashes where needed.
- ☐ 42. Check for loose tiles, cracked tiles, and missing grout.
- ☐ 43. Inspect toilets for cracks, looseness, or rocking.
- ☐ 44. Check toilet shut-offs and supply lines for leaks, and confirm each toilet flushes properly.
- ☐ 45. Confirm hot and cold faucets are installed correctly (hot on the left, cold on the right).
- ☐ 46. Check faucet water pressure. Clean aerators and screens if low.
- ☐ 47. Inspect laundry connections for leaks.
- ☐ 48. Check the water heater for leaks and corrosion.
- ☐ 49. Reset any tripped breakers and replace missing breaker knockout covers in the panel.
- ☐ 50. Test all GFCIs and AFCIs for proper response.

NOTES
