



Seller Inspection Checklist

For use in preparation for your Home Inspection provided to you

By **Affordable Top To Bottom Home Inspections Inc**

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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 and garage walls.
3. ___ Remove 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 prior to the inspection. Consider having something (water) for buyers to drink. Leave your phone number for inspector in case they have any questions about the operation of your home.

Exterior

4. ___ Make sure water drains away from the house by adding downspout and splash blocks under gutters.
5. ___ Fix any loose shingles or nail pops on the roof.
6. ___ Clean gutters and downspouts to prevent overflowing.
7. ___ Check wood trim joints for softness and caulk.
8. ___ Check all steps for loose bricks or wood and replace or secure as needed.
9. ___ Check all handrails for looseness and secure as needed.
10. ___ If there is a deck check for weathering wood
11. ___ 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.
12. ___ Check hose faucets to ensure they're not loose or leaking.
13. ___ Ensure that there are anti-siphon devices installed on the exterior hose faucets.

Garage

14. ___ Check 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

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 thermo seals/cracks
21. ___ Check all outlet covers for loose, damaged, or missing covers.
22. ___ Check all doors for rubbing/sticking when opening and closing. Correct and adjust as needed.
23. ___ Check walls and doors for holes from door handle or from door stop
24. ___ Check ceiling fans on all 3 speeds for wobbling
25. ___ Check and replace all burned out light bulbs.
26. ___ Consider getting carpet cleaned and re-stretched if needed.
27. ___ Check for and fix any holes/nail pops in walls/ceiling

Kitchens and Bathrooms

28. ___ 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 open and close properly.
31. ___ Check that all burners and elements work on the stove and oven
32. ___ Check the counter and back splash for any needed caulking.
33. ___ Check for loose tiles, cracked tiles, and missing grout.
34. ___ Check the toilet for cracks or loose/rocking toilets and tanks.
35. ___ Check supply lines, toilet shut offs, to ensure they flush properly.
36. ___ Check for faucets to ensure proper hot and cold plumbing installation. (hot is on left, cold should be on the right.)
37. ___ Check all faucets for water pressure. If pressure is low, try cleaning out aerators/screens
38. ___ Check laundry connection for leaks
39. ___ Check water heater for leaks and corrosion.
40. ___ Check breakers for tripped or missing breakers.
41. ___ Check GFCI's and AFCI's to ensure that they respond