



# Seller Inspection Checklist

For use in preparation for your home inspection  
Provided to you by **Home Inspection Carolina.**

## GENERAL

1. \_\_\_\_\_ Ensure All Utilities turned on.
2. \_\_\_\_\_ Access is clear to electrical panel, crawl space, Attic space and garage walls
3. \_\_\_\_\_ Remove or put up pets

*Please note: More than likely the buyers will come to the inspection. Please have house clean. Don't leave dishes in the sink, pans in the oven or cars in the garage. Also change all filters prior to the inspection. Consider having something (water) for buyers to drink. Leave your # for inspector if he has any questions about the operation of your home.*

## Exterior

4. \_\_\_\_\_ Make sure water drains away from the House (downspout and splash blocks away from house)
5. \_\_\_\_\_ Fix any loose shingles or nail pops on the roof
6. \_\_\_\_\_ Clean gutters and clear downspouts
7. \_\_\_\_\_ Check wood trim joints for softness and caulk
8. \_\_\_\_\_ Check any steps for loose bricks or wood
9. \_\_\_\_\_ Check any handrail for looseness
10. \_\_\_\_\_ If there is a deck check for weathering wood
11. \_\_\_\_\_ Check to make sure there is not any fallen insulation or wood debris lying on the ground. This is conducive for termites.
12. \_\_\_\_\_ Make sure hose bibs aren't loose or leaking
13. \_\_\_\_\_ Add anti-siphon attachment to hose bib if it doesn't have one.

## Garage

14. \_\_\_\_\_ Check auto reverse on automobile door
15. \_\_\_\_\_ Check garage walls for termite (mud) tubes
16. \_\_\_\_\_ Clear items off garage walls.
17. \_\_\_\_\_ Check for damaged Sheetrock adjoining the living space to ensure fire rating.

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## INTERIOR

18. \_\_\_\_\_ Check all window for opening and closing.
19. \_\_\_\_\_ Check all windows that they stay up on their own.
20. \_\_\_\_\_ Check all windows for broken thermo seals / cracks
21. \_\_\_\_\_ Check all outlet covers for loose or missing covers.
22. \_\_\_\_\_ Make sure all doors open and close without rubbing.
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.
31. \_\_\_\_\_ Check that all burners and elements work on stove an oven
32. \_\_\_\_\_ Check counter and splash block for needed caulking
33. \_\_\_\_\_ Check for loose tiles, cracked tiles, missing grout.
34. \_\_\_\_\_ Check the toilet for cracks or loose/rocking toilets
35. \_\_\_\_\_ Check supply lines, toilet cuts off, and ensure they flush properly.
36. \_\_\_\_\_ Check for hot and cold to ensure proper installation. (hot is on left cold should be on the right.)
37. \_\_\_\_\_ Check all faucets for water pressure. Try cleaning out aerators/screens
38. \_\_\_\_\_ Check laundry connection for leaks
39. \_\_\_\_\_ Check water heater for leaks
40. \_\_\_\_\_ Check for tripped or missing breakers.