



SELLER INSPECTION CHECKLIST

TO USE IN PREPARATION FOR YOUR HOME INSPECTION FROM YOUR FREINDS AT
SAFE HOUSE PROPERTY INSPECTIONS

757-418-0944



GENERAL

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.

- All utilities turned on.
- Please remove or put up pets.
- Access clear to electrical panel, crawl space, attic space and garage walls.

EXTERIOR

- Make sure water drains away from the house. (downspout and splash blocks away from house)
- Fix any loose shingles or nail pops on the roof.
- Clean gutters and clear downspouts.
- Check wood trim joints for softness and caulk.
- Check any steps for loose bricks or wood.
- Check any handrail for looseness.
- If there is a deck, check for weathering wood.
- Check to make sure there is no wood or fallen insulation is on the ground under either.
- Make sure hose bibs aren't loose or leaking.
- Add anti-siphon attachment to hose bib if it doesn't have one.

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 seals/cracks.
- Check all outlet covers for loose or missing covers.
- Make sure all doors open and close without rubbing.
- Check walls & doors for punctures from door handle or from door stop.
- Check ceiling fans on all 3 speeds for wobbling.
- Check and replace all burned out light bulbs.
- Consider getting carpet cleaned and re-stretched if needed.
- Check for and fix any holes/nail pops in walls/ceiling.

KITCHENS / BATHROOMS

- Fill all sink basins, drain, check for leaks.
- Check disposal and dishwasher.
- Check cabinets for looseness and rubbing.
- Check that all burners and elements work on stove and oven.
- Check counter and splash block for needed caulking.
- Check for loose tiles.
- Check the toilet for cracks or loose/rocking toilets.
- Check flush and supply and the toilet cuts off.
- Make sure hot and cold aren't reversed. (hot is on left)
- Check all faucets for water pressure. Try cleaning out aerators/screens.
- Check laundry connection for leaks.
- Check water heater (TPR valve two) for leaks.
- Check for tripped or missing breakers.

GARAGE

- Check auto reverse on automobile door.
- Check garage walls for termite (mud) tubes.
- Clear items off garage walls.
- Make sure fire rating (drywall) is not compromised.