

SELLER HOME INSPECTION CHECKLIST



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INSPECTION CHECKLIST

Inspection Checklist:

GENERAL ITEMS:

- Keep ALL utilities on
- Remove or kennel your pets
- Clear all accesses
- (attic, electrical panels, crawl spaces)
- Be prepared to leave

ACCESSIBILITY:

- Crawl space, make sure crawl space is unlocked and as accessible
- Attic, remove excessive stored items and insure the attic can be accessed.
- Garage, Declutter area for full inspection
- Electrical, insure the main electrical panel is accessible for the cover to be removed.
- Interior, walk around the house and insure all rooms are generally accessible.

FOUNDATION AND CRAWL SPACE:

- Check for foundation vents on the foundation wall.
- Check for access doors to a crawl space.
- Check for erosion around the foundation.
- Insure there is a minimum of 4 inches of clearance from the top of the soil to the bottom of any exterior cladding, siding or stucco.
- Crawl space problems. The crawl space represents the highest potential for major problems, surprises and "deal killers". Have the crawl space inspected prior to listing your home.

EXTERIOR:

- Note any excessive cracking on the exterior and if there is, consult with a Structural Engineer.
- Clean out gutters/downspouts
- (downspouts should drain away from house)
- Cut tree limbs away from home
- Check siding for defects
- Check for loose steps or boards
- Check for rotting/soft wood
- Walk around the house from a distance and look at the property as if you are the buyer. Take note of anything out of the ordinary



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ROOF AND SHINGLES:

- How old is your roof? Do you have a record of the installation date and who did the work?
- Have all roof debris removed.
- Clean all gutters and downspouts.
- Are all gutters properly sloped toward the down spouts?

ATTIC:

- Insure attic is accessible.
- Check around all chimneys for leaking and wood rot.
- Check around all plumbing stacks for leaking
- Insulation, check for coverage.

PLUMBING:

- Water heater, age, corrosion, leaks around valves?
- Check for leaks- at the faucet, under the sinks
- Toilets-fix running/loose toilets

ELECTRICAL:

- Check all light fixtures
- Replace burned out light bulbs
- Repair/Replace as needed the electrical panel a breaker system. If you have fuses then an update may be required prior to closing due to insurance requirements.

APPLIANCES:

- Dishwasher- no leaks, runs through cycle
- Oven/Range/Vent- all burners/ oven operate -Vent operational
- Refrigerator- TURN ON ice maker
- Washer and Dryer Run -through a cycle
- Dishwasher operational
- Check any other appliances that will convert with the sale.



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INTERIOR:

- Check and Clean all walls
- Clear items off of walls
- Check all doors and window-Make sure they are in clear working order
- Check all flooring for damage and repair as necessary
- Inspect fireplace an mantel
- Inspect all stair handrails
- Smoke detectors are in working order

POOL:

- Have a complete inspection of pool and pool area



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