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## Seller Pre-Inspection Prep Checklist

More than likely the buyers will come to inspection. Make sure house is clean. Don't leave dishes in the sink, pans in the sink or cars in the garage. Change all air filters. Consider having water for inspector and buyers to drink. Leave your number for inspector in case they have any questions.

### General:

- Make sure all utilities are on
- Access is clear to electrical panel, crawl space, attic and garage walls
- Remove or secure pets

### Exterior:

- Make sure water drains away from house by adding downspout and splash blocks under gutters
- Fix any loose shingles or nail pops on the roof
- Clean gutters and downspouts
- Check wood trim joints for softness and caulk
- Check all steps for loose bricks or wood and secure as needed
- Check all handrails for looseness and secure as needed
- Check deck for weathered wood
- Check for fallen insulation or wood debris under decks and/or in crawl spaces
- Ensure hose bibs aren't loose/ leaking
- Ensure anti-siphon devices are installed on exterior hose faucets

### Garage:

- Check auto reverse on garage doors
- Check garage foundation walls for termite tubes (mud tubes on wall)
- Move stored items away from garage walls so inspector can see foundation
- Check for damaged sheetrock adjoining the living space to ensure proper fire rating

### Interior:

- Check windows for opening, closing, & locking
- Ensure windows stay up on their own
- Check all windows for broken thermo seals and cracks
- Check all outlet covers for loose, damaged or missing covers
- Check all doors for rubbing/sticking
- Check walls and doors for holes from the doorstop and/or handle
- Check for ceiling fan wobble on all three speeds
- Replace all burned out bulbs
- Clean and restretch carpet if needed
- Check and fix any holes or nail pops in walls and ceilings

### Kitchen and Bathrooms:

- Fill all basins and check for leaks
- Check disposal and dishwasher
- Check cabinets for rubbing and ensure they open and secure properly
- Check that all burners and elements on the stove and oven work
- Check counter and backsplash for any needed caulking
- Fix loose/cracked tiles & missing grout
- Fix toilet cracks, loose toilet or tank
- Check supply lines, toilet shut off works properly
- Check faucets for hot & cold installation
- Check water pressure on all faucets
- Check laundry connection
- Check water heater corrosion
- Check for tripped/missing breakers
- Check GFCI's & AFCI's for response