



Seller Inspection Checklist

-to use in preparation for your home inspection

From your friends at NashvilleHomeInspection.com
(615) 573-4468

GENERAL

1. ___ All utilities turned on.
2. ___ Access clear to electrical panel, crawl space, attic space, and garage walls.
3. ___ Please 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, cars in the garage. Also, change air filters prior to inspection. Consider having something (water) for buyers to drink. Leave your phone # for inspector if he has any questions about the operation of your house.

EXTERIOR

4. ___ Make sure water drains away from the house (downspout and splash blocks)
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 handrails for looseness.
10. ___ If there is a deck, check for weathered wood.
11. ___ Check to make sure there is no wood or fallen insulation on the ground.
12. ___ Make sure hose bibs aren't loose or leaking.
13. ___ Add anti-siphon device to hose bib if none.

GARAGE

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

INTERIOR

18. ___ Check all windows for opening and closing.
19. ___ Check all windows that they stay up on their own.
20. ___ Check all windows for broken seals/ cracks.
21. ___ Check all outlet covers for loose or missing.
22. ___ Make sure all doors open and close without rubbing.
23. ___ Check walls and doors for punctures from door handle or from door stop.
24. ___ Check ceiling fans on all 3 speeds for wobbling.
25. ___ Replace all burned out light bulbs.
26. ___ Consider getting carpet cleaned/ re-stretched.
27. ___ 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 looseness and rubbing.
31. ___ Check that all burners/elements work on stove/oven
32. ___ Check counter and splash for needed caulking.
33. ___ Check for loose tiles.
34. ___ Check toilets for cracks or loose/rocking toilets.
35. ___ Check flush and supply and toilet cuts off.
36. ___ Make sure hot and cold aren't reversed.
37. ___ Check all faucets for water pressure.
38. ___ Check laundry connections for leaks.
39. ___ Check water heater for leaks (tpr valve too)
40. ___ Check for tripped or missing breakers.