ELITE REAL ESTATE INSPECTIONS

SELLER INSPECTION CHECKLIST

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.

- ☐ Access is clear to electrical panel, attic space, garage walls, and crawlspace
- ☐ Make sure that all utilities are turned on
- ☐ Remove or put pets in a secure area

EXTERIOR

- ☐ Make sure water drains away from the house by adding downspout and splashblocks under gutters
- ☐ Fix any loose shingles or nail pops on the roof
- ☐ Clean gutters and downspouts to prevent overflowing
- ☐ Check wood trim joints for softness and caulk
- ☐ Check all handrails for looseness and secure as needed
- ☐ Check hose faucets to ensure they're not loose or leaking
- ☐ Ensure that there are anti-siphon devices installed on the exterior hose faucets

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 thermo seals/cracks
- ☐ Check all outlet covers for loose, damaged, or missing covers.
- ☐ Check all doors for rubbing/sticking when opening and closing. Correct as needed
- ☐ Check walls and doors for holes from 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

KITCHEN & BATHROOMS

- ☐ Fill all sink basins, drain, check for leaks
- ☐ Check disposal and dishwasher
- ☐ Check cabinets and ensure they are secure and open and close properly
- ☐ Check that all burners and elements work on the stove and oven
- ☐ Check the counter and back splash for any needed caulking
- ☐ Check for loose tiles, cracked tiles, and missing grout
- ☐ Check the toilet for cracks or loose/rocking toilets and tanks
- ☐ Check the supply lines, toilet shut offs, to ensure they flush properly
- ☐ Check faucets to ensure proper hot and cold plumbing installation (Hot on the left, Cold on the right)
- ☐ Check laundry connection for leaks
- ☐ Check water heater for leaks and corrosion
- ☐ Check all faucets for proper water pressure
- ☐ Check breakers for tripped or missing breakers
- ☐ Check GFCI's and AFCI's to ensure that they respond

GARAGE

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