

# Inspection Checklist for Sellers

To help home sellers preparation for an inspection on their homes.

Provided by Habitation Investigation, the Best/Most Reviewed  
Inspection Company in Ohio

<http://homeinspectionsinohio.com/home-selling-tips/>

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## General

1. \_\_\_ Ensure all utilities are turned on.
2. \_\_\_ Access is clear to electrical panels, crawl space, attics, and foundation walls.
3. \_\_\_ Remove or cage pets in a safe space.

More than likely the buyers will come to the inspection. Have the house clean. Don't leave dishes in the sink, pans or other items 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.

## Exterior

4. \_\_\_ Make sure water drains away from the house by adding downspout and splash block under gutters.
5. \_\_\_ Fix any loose shingles or nail pops on the roof.
6. \_\_\_ Clean gutters and downspouts to prevent overflowing.
7. \_\_\_ Check wood trim joints for softness and caulk.
8. \_\_\_ Check all steps for loose bricks or wood and replace or secure as needed.
9. \_\_\_ Check all handrail for looseness and secure as needed.
10. \_\_\_ If there is a deck, check for weathered wood and re-stain if needed.
12. \_\_\_ Check hose faucets to ensure they're not loose or leaking.
13. \_\_\_ Ensure that there are anti-siphon devices installed on the exterior hose faucets.

## Garage

14. \_\_\_ Check automatic reverse on garage doors
15. \_\_\_ Move stored items away from the garage walls so that the inspector can view the foundation.
16. \_\_\_ check for damaged Sheetrock adjoining the living space to ensure proper fire rating. Attic hatch should also have or be covered with drywall.

## Attic/roof

17. \_\_\_ Ensure that the shower vents are routed to the exterior of the attic space.
18. \_\_\_ Repair/replace any damaged or missing shingles.

## Interior

19. \_\_\_ Check all windows for opening, closing and locking.
20. \_\_\_ Check all windows to ensure that they stay up on their own.
21. \_\_\_ check all windows for possible broken thermos seals/cracks.
22. \_\_\_ Check all outlet covers for loose, damaged, or missing covers.
23. \_\_\_ Check all doors for rubbing/sticking when opening and closing. Correct and adjust as needed.
24. Check walls and doors for holes from door handle or from door stop.
25. \_\_\_ Check ceiling fans on all 3 speeds for wobbling.
26. \_\_\_ Check and replace all burned out light bulbs.
27. \_\_\_ Consider getting carpet cleaned and re-stretched if needed.
28. \_\_\_ Check for and fix any holes/nail pops in walls/ceiling.

## Kitchens and Bathrooms

29. \_\_\_ Fill all sink basins, drain and check for leaks.
30. \_\_\_ Check disposal and dishwasher.
31. \_\_\_ Check cabinets for rubbing and ensure they are secure and open and close properly.
32. \_\_\_ Check that all burners and elements work on the stove and oven.
33. \_\_\_ Check the counter and back splash for any needed caulking.
34. \_\_\_ check for loose tiles, cracked tiles and missing grout.
35. \_\_\_ Check the toilet for cracks or loose/rocking toilets and tanks.
36. \_\_\_ Check supply lines, toilet shut offs and ensure proper flushing.
37. \_\_\_ Check for faucets to ensure proper hot and cold plumbing installation. (hot is on left and cold is on right)
38. \_\_\_ Check all faucets for water pressure. If pressure is low, try cleaning out aerators/screens.
39. \_\_\_ Check laundry connection for leaks.
40. \_\_\_ Check water heater for leaks and corrosion.
41. \_\_\_ Check breaker for tripped or missing breakers.
42. \_\_\_ Check/test GFCI's and AFCI's to ensure that they respond and will reset via the buttons.
43. \_\_\_ Do not mop bathroom floors. Keep things dry.



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