



Seller's Inspection Checklist

General

- Inform inspector if something isn't working, is winterized, or shouldn't be turned on!
- Ensure your pets are penned or crated, & that firearms and valuables are safely put away.
- Be sure to clear items out of the way of electrical panels and foundation walls.
- Ensure broken or recently repaired items are listed on your disclosure sheets.

Inside

- Make sure all outlets and switches have covers. Replace any burned out bulbs. Put fresh batteries in and make available remotes. Be sure proper screws are installed on panel cover.
- If your smoke detectors don't work or are older than ten years, replace them.
- Ensure all handles, latches, knobs, slides, and locks are present and properly functioning on drawers, windows, doors, and cabinets.
- Replace dirty HVAC filters. Clean dust and lint from bathroom fans, registers, and dryer vents.
- Clean appliances and fixtures and have them unloaded. Make sure all available accessories are present, safety devices are installed, and let us know if a feature isn't working.
- Correct any trip hazards or loose handrails.
- Repair any leaking plumbing fixtures.
- Repair or replace broken fans/electrical fixtures.
- Install missing or repair broken shelving. Ensure all doors and windows operate properly and have screens installed (if applicable).
- Ensure proper operation of garage doors.
- Test all GFCI and AFCI outlets and breakers.

Outside and Underneath

- Remove any animal nests from fascia, vents, and soffits.
- Apply fresh chalking where needed and paint metal lintels over windows and doors.
- Clean gutters, install splash blocks or downspout extenders.
- Be sure to slope mulch or topsoil away from the edge of any siding or veneer.
- Trim back vegetation away from roof or sides.
- Remove items away from foundation walls and from underneath decks, porches, or within crawlspaces. Replace or reinstall any missing or hanging insulation.
- Ensure all basement window and egress wells are clear and covered.
- Test the sump pump and make sure a cover is installed.
- Ensure fencing and gates are serviceable.
- Clear vegetation and items from HVAC, plumbing/well, and sewer/septic components.
- Ensure exterior outlets have weatherproof covers and are GFCI protected.
- Repair any trip hazards, loose boards, or railings.
- Ensure the chimney cap is installed and the roof is clear of debris. Repair or replace any loose shingles or missing components.
- Test the doorbell and all exterior lighting.
- Pressure wash exterior surfaces. Repaint and repair cladding and trim as necessary.

****Don't forget. Lawn irrigation, pools, hot tubs, exterior buildings, etc. may need additional, preparation as well...*