

# Seller Inspection Checklist



For use in preparation for your home inspection provided by Zuehlke Inspection Service, LLC.

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## General

1. \_\_\_ Be sure all utilities are on.
2. \_\_\_ Access is clear to the electrical panel, crawl space, and attic access.
3. \_\_\_ Remove or put pets in secure area.

Generally the buyers will attend the inspection. Have the home clean. Don't leave dishes in the sink, pans in the oven or cars in the garage. Leave your phone number for the inspector in case they have any questions.

## Exterior

4. \_\_\_ Make sure water drains away from the home by adding downspout leaders.
5. \_\_\_ Fix any loose or damaged shingles on the roof including any nail pops.
6. \_\_\_ Clean the gutters.
7. \_\_\_ Check any wood exterior for peeling paint or deterioration.
8. \_\_\_ Check all handrails for sturdiness.
9. \_\_\_ Check the deck for weathered wood and guardrail stability.
10. \_\_\_ Check hose bibs for leakage.

## Garage

11. \_\_\_ Check the automatic reverse on overhead Doors.
12. \_\_\_ Move stored items away from the walls so the inspector can view the foundation.
13. \_\_\_ Check for wall damage at the common wall with the home and repair as needed.

## Interior

14. \_\_\_ Check all windows for operation and locking.
15. \_\_\_ Check windows for failed thermal seals (they will appear cloudy if seal is broken).
16. \_\_\_ Check all outlets for adequate covers.
17. \_\_\_ Check all doors for proper operation, including the ability for it to properly latch.
18. \_\_\_ Check walls for damage or cracking, repair as needed.
19. \_\_\_ Check ceiling fan operation.
20. \_\_\_ Replace all burned out light bulbs.
21. \_\_\_ Have carpets cleaned if needed.

## Kitchens and Bathrooms

22. \_\_\_ Operate all sinks checking for drain leaks.
23. \_\_\_ Operate the garbage disposal and dishwasher.
24. \_\_\_ Check cabinet doors for operation and being adequately secured to the wall.
25. \_\_\_ Check stove/oven operation. Make sure all elements are operational.
26. \_\_\_ Check for loose or cracked floor tile, or damaged vinyl.
27. \_\_\_ Check toilet connection. If loose, replace wax seal and secure to the floor.
28. \_\_\_ Check toilet operation, check for leaks.
29. Check all faucet water pressure, clean aerators/screens as necessary.
30. \_\_\_ Check plumbing lines for leakage.
31. \_\_\_ Check electrical for missing or tripped Breakers.
32. \_\_\_ Test all GFCI and AFCI for proper operation.