

# SELLER INSPECTION CHECKLIST

FOR USE IN PREPARATION FOR YOUR HOME INSPECTION PROVIDED TO YOU  
BY CHICAGO-AREA INSPECTORS



## 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. 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.

- Access is clear to electrical panel, crawl space, Attic space and garage walls.
- 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 splash blocks 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 steps for loose bricks or wood and replace or secure as needed.
- Check all handrails for looseness and secure as needed.
- If there is a deck check for weathering wood.
- Check for any fallen insulation or wood debris lying on the ground under a deck or in a crawl space. This creates a conducive environment for termites.
- 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 and adjust as needed.
- Check walls and doors for holes from door 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.

## KITCHENS / BATHROOMS

- Fill all sink basins, drain, check for leaks.
- Check disposal and dishwasher.
- Check cabinets for and rubbing 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 supply lines, toilet shut offs, to ensure they flush properly.
- Check for faucets to ensure proper hot and cold plumbing installation. (hot is on left, cold should be on the right)
- Check laundry connection for leaks
- Check all faucets for water pressure. If pressure is low, try cleaning out aerators/screens
- Check water heater for leaks and corrosion.
- 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 garage foundation walls for termite tubes. (mud tubes on the wall)
- Move stored items away from the garage walls so that the inspector can view the foundation.
- Check for damaged Sheetrock adjoining the living space to ensure proper fire rating.