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**479-652-2228**  
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## **Seller Inspection Checklist**

**For use in preparation for your home inspection Provided to you**

by **Arkansas Inspection Group**.

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### **GENERAL**

1. \_\_\_\_\_ **Make Sure that all utilities are turned on.**
2. \_\_\_\_\_ **Access is clear to electrical panel, crawl space, Attic space and garage walls.**
3. \_\_\_\_\_ Remove or put pets in a secure area.

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.

### **EXTERIOR**

4. \_\_\_\_\_ Make sure water drains away from the house by adding downspout and splash blocks 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 handrails for looseness and secure as needed.

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10. \_\_\_\_ If there is a deck check for weathering wood
11. \_\_\_\_ 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.
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. \_\_\_\_ Check garage foundation walls for termite tubes. (mud tubes on the wall).
16. \_\_\_\_ Move stored items away from the garage walls so that the inspector can view the foundation.
17. \_\_\_\_ Check for damaged Sheetrock adjoining the living space to ensure proper fire rating.

### **INTERIOR**

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

**KITCHENS AND BATHROOMS**

28. \_\_\_\_\_ Fill all sink basins, drain, check for leaks
29. \_\_\_\_\_ Check disposal and dishwasher
30. \_\_\_\_\_ Check cabinets for and rubbing and ensure they are secure and open and close properly.
31. \_\_\_\_\_ Check that all burners and elements work on the stove and oven
32. \_\_\_\_\_ Check the counter and back splash for any needed caulking.
33. \_\_\_\_\_ Check for loose tiles, cracked tiles, and missing grout.
34. \_\_\_\_\_ Check the toilet for cracks or loose/rocking toilets and tanks.
35. \_\_\_\_\_ Check supply lines, toilet shut offs, to ensure they flush properly.
36. \_\_\_\_\_ Check for faucets to ensure proper hot and cold plumbing installation. (hot is on left, cold should be on the right.)
37. \_\_\_\_\_ Check all faucets for water pressure. If pressure is low, try cleaning out aerators/screens
38. \_\_\_\_\_ Check laundry connection for leaks
39. \_\_\_\_\_ Check water heater for leaks and corrosion.
40. \_\_\_\_\_ Check breakers for tripped or missing breakers.
41. \_\_\_\_\_ Check GFCI's and AFCI's to ensure that they respond.