



## Seller's Inspection Checklist

Call us if you need help.

**Know Your Home**

**541-469-9513**

These are items and systems an inspector may look at; it is not exhaustive.

### **General; check again the day of the inspection.**

- Utilities are on
- Crawl space, attic space, and garage walls are accessible
- Electrical panel is accessible; there are no tripped or missing breakers
- Pets are confined or removed
- Air filters are clean/have been changed recently
- Inside and outside light bulbs and fixtures work

### **Exterior**

- Gutters and downspouts are clean
- Downspouts are secure; splash blocks under gutters drain water away from the house
- No loose or worn shingles on the roof
- Siding and trim is in good repair and joints are caulked
- No loose bricks or rotted wood in walking areas; handrails are secure
- Deck has been checked and is in good repair
- Crawl space and area under the deck is clear of fallen insulation, wood, and other debris
- Hose faucets are tight and do not leak
- Vegetation is 6-inches to 12-inches away from the house and garage

### **Garage**

- Automatic garage door(s) works properly, including automatic reverse
- Sheetrock and door adjoining the living space is solid and intact

### **Interior**

- There are the proper number of working smoke and carbon monoxide detectors
- Windows open, close, lock and stay open; none appear to have broken seals or cracks
- No plug and switch plate covers are loose, damaged, or missing
- Doors open and close smoothly and do not stick; door locks work
- Ceiling fans work and do not wobble
- No holes in the walls, ceiling, or doors

### **Kitchens and Bathrooms**

- Sinks are leak free and drain properly
- Disposal and dishwasher work; are clean and odor free
- Cabinet doors and drawers do not rub or stick; they open and close properly
- Cabinet doors and drawers have pulls and hinges
- Burners and elements on the stove and oven work properly
- Caulking around the counter tops and back splashes is in good repair
- No loose or cracked tiles or missing grout
- Toilet(s) and tank(s) are not cracked or loose and flush properly
- Water supply lines are on and secure; there are no leaks
- Faucet plumbing is properly installed. *TIP: hot on left, cold on right*
- Water pressure is good. *TIP: clean aerators and screens*
- Laundry connections do not leak and the drain is clear
- Water heater is strapped and TPRV is properly installed; it does not leak and no corrosion is visible
- GFCI plugs respond properly. *TIP: GFCIs should be in potentially damp or wet locations*