

Pre-Inspections Checklist for Sellers

- Replace burned out light bulbs.
- Replace cracked or missing electrical switch and outlet cover plates.
- Check that all light switches and fixtures are in working order.
- Check all exhaust fans, whole house fans, ceiling fans and attic fans for operation. None of them should vent into the attic space.
- Install protective covers over missing knockouts at the electrical panel.
- Check for and fix dripping faucets, slow drains, or leaks in cabinets below sinks.
- Clean all bathroom tile and re-grout if needed.
- Make sure all doors work freely. Adjust strike plates at doors so that they latch securely.
- Check the dryer vent to be sure that it is attached at the dryer and the outside vent.
- Install a clean furnace air filter.
- Test smoke detectors. Replace batteries if necessary.
- Check all registers for heat. Reconnect any disconnected heat ducts.
- Have carpets professionally cleaned and stretched if necessary.
- Call a chimney sweep if there is more than 1/8" of creosote buildup.
- Check the garage door opener for operation. Do the safety eyes work? Does the auto-reverse work?
- Remove any stored items from the attic space.
- Remove or replace any damaged or fallen floor insulation in the crawlspace.
- Add 6 mil polyethylene over exposed dirt in any crawl space as a vapor barrier.
- Make sure all exterior doors and door knobs/deadbolts are operating properly.
- Replace cracked window glass.
- Replace damaged or missing window screens.
- Repair any damaged foundation vent screens and be sure all foundation vents are clear.
- Replace broken or missing vent covers at exterior walls.
- Remove soil or mulch that comes in contact with the siding or stucco.
- Secure loose gutters or downspouts.
- Make sure all downspouts are properly diverted away from the house, either with elbows
- and splash blocks or drain lies.
- Repaint or treat any wood siding, fascia, or trim that is weathered or peeling.