



**METRO BOSTON  
PROPERTY INSPECTIONS**

**781-828-1972**

# Seller Inspection Checklist

## To Use In Preparation For Your Home Inspection

### GENERAL

1. \_\_\_\_\_ All Utilities turned on.
2. \_\_\_\_\_ Access clear to electrical panel, crawl space, attic space and garage walls
3. \_\_\_\_\_ Please remove or put up pets

*Please note: More than likely the buyers will come to the inspection. Please have house clean. Don't leave dishes in the sink, pans in the oven, or cars in the garage. Also change all filters prior to the inspection. Consider having something (water) for buyers to drink. Leave your # for the agents in case the inspector has any questions about the operation of your home.*

### Exterior

4. \_\_\_\_\_ Make sure water drains away from the house (downspout and splash blocks away from house)
5. \_\_\_\_\_ Fix any loose shingles or nail pops on the roof
6. \_\_\_\_\_ Clean gutters and clear downspouts
7. \_\_\_\_\_ Check wood trim joints for softness and caulk
8. \_\_\_\_\_ Check any steps for loose bricks or wood
9. \_\_\_\_\_ Check any handrail for looseness
10. \_\_\_\_\_ If there is a deck check for weathering wood
11. \_\_\_\_\_ Check to make sure there is no wood or fallen insulation is on the ground in the crawlspace.
12. \_\_\_\_\_ Make sure hose bibs aren't loose or leaking
13. \_\_\_\_\_ Add anti-siphon attachment to hose bib if it doesn't have one.

### Garage

14. \_\_\_\_\_ Check auto reverse on garage door
15. \_\_\_\_\_ Check garage walls for termite (mud) tubes
16. \_\_\_\_\_ Clear items off garage walls.
17. \_\_\_\_\_ Make sure fire rating (drywall is not compromised)

### INTERIOR

18. \_\_\_\_\_ Check all windows can open and close
19. \_\_\_\_\_ Check that all windows can stay up on their own
20. \_\_\_\_\_ Check all windows for broken seals/cracks
21. \_\_\_\_\_ Check all outlet covers are tight and not missing screws
22. \_\_\_\_\_ Make sure all doors open and close without rubbing
23. \_\_\_\_\_ Check walls and doors for punctures 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 looseness and rubbing
31. \_\_\_\_\_ Check that all burners and elements work on stove and oven
32. \_\_\_\_\_ Check counter and splash block for needed caulking
33. \_\_\_\_\_ Check for loose tiles
34. \_\_\_\_\_ Check the toilet for cracks or loose/rocking toilets
35. \_\_\_\_\_ Check flush and supply and that the toilet cuts off
36. \_\_\_\_\_ Make sure hot and cold aren't reversed (hot on left)
37. \_\_\_\_\_ Check all faucets for water pressure. Try cleaning out aerators/screens
38. \_\_\_\_\_ Check laundry connection for leaks
39. \_\_\_\_\_ Check water heater (TPR valve too) for leaks
40. \_\_\_\_\_ Check for tripped or missing breakers.

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