



Seller Inspection Checklist

To Use in Preparation for the Home Inspection being performed by **Freedom Home Services, LLC**

Email us: Admin@FreedomHomeServicesLLC.com

Call Us Today!
803.693.5927

Scan here to schedule!



General

1. ___ Make sure all utilities are turned on.
2. ___ Kennel pets.
3. ___ Make plans to leave during the inspection. We cannot talk to you or share our findings per State Law.
4. ___ Leave any receipts from licensed contractors and/or service contracts on the counter for review by the inspector if necessary.
5. ___ Leave your phone number in case we cannot reach the Listing Agent for questions about your property.

Exterior

1. ___ Make sure water drains away from the house by adding downspout elbows and splash blocks.
2. ___ Fix any loose shingles. Seal any exposed nail heads.
3. ___ Clean out gutters.
4. ___ Check wood trim for deteriorated areas. Check caulking at joints and around windows/doors.
5. ___ Check all steps for loose bricks/wood, loose railings.
6. ___ Check deck for weathered wood, safety hazards.
7. ___ Check crawlspace for fallen insulation or wood debris laying on ground.
8. ___ Check hose bibs to ensure they're not loose and have no leaks. Check for properly installed backflow preventers.
9. ___ Cut back any vegetation that is touching the home/roof.

Garage

1. ___ We check garage door systems according to the DASMA check list. This is available online at www.DASMA.com
2. ___ Check around the perimeter of walls for termite tubes.
3. ___ Clean out garage as much as possible. We need access to all critical components of the home that may be in the garage.
4. Check for damaged sheetrock or signs of leaks.

Interior

1. ___ Change all air filters.
2. ___ We are required to run a full cycle on your dishwasher. If you want to load it with dirty dishes and the dish detergent, we'll wash your dishes for you!
3. ___ Please remove dirty dishes from the sink so we can test the disposal.

Interior Continued

4. ___ Replace any burned out light bulbs.
5. ___ Check all windows for opening/closing/locking.
6. ___ Check all windows for broken/cracked/foggy. The window manufacturer may replace defective windows at no cost.
7. ___ Check all doors for rubbing/sticking when opening/closing. Correct and adjust as needed.
8. ___ Check all outlet covers for loose/damaged/missing covers.
9. ___ Check walls and doors for holes from door handle or door stops.
10. ___ Check ceiling fans on all speeds and for wobbling.
11. ___ Consider getting carpet re-stretched if it is wavy.
12. ___ Clear the way for safe access to all attic spaces.
13. ___ Check for & fix any holes/nail pops in walls/ceiling. We don't normally include these on our report, but buyer may want them fixed.

Utilities

1. ___ Silicone caulk between counter top and backsplash if needed.
2. ___ Check cabinets for rubbing and ensure they are secure and open/close properly.
3. ___ Fill all sinks up to the overflow drains, then drain & check for leaks. Do the same with tubs.
4. ___ Check water heater for leaks and corrosion.
5. ___ Ensure any attic vent fans and/or crawlspace vent fans operate.
6. ___ Check faucets for to ensure proper flow, hot/cold configuration. (hot is on the left, cold is on the right)
7. ___ Check toilets for rocking, flushing properly, cracks, leaks.
8. ___ Ensure that we can safely access the breaker panel to remove the cover and inspect the inside.
9. ___ Check disposal and dishwasher.
10. ___ Check that the oven operates and all burners operate.
11. ___ Check to make sure microwave light operates.
12. ___ Check breakers for tripped or missing breakers.
13. ___ Check all GFCI's & AFCI's to ensure they respond.
14. ___ Check laundry connections for leaks. Check dryer vent for clogs.