



# 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](http://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.