

# Seller Home Inspection Checklist

A practical preparation guide for sellers in North Port, Florida

This checklist helps sellers prepare for a home inspection by addressing common items inspectors routinely document. Completing these items ahead of time can reduce unnecessary concerns and help the inspection reflect the home's true condition.

## Access to Major Systems

- Electrical panel accessible and unobstructed
- Panel cover opens safely
- Water heater accessible
- HVAC air handler accessible
- Attic entrance accessible and not sealed or blocked

## Electrical Safety Items

- Outlet and switch covers present
- No loose outlets or switches
- No open or uncovered junction boxes
- No visible double-tapped breakers
- GFCI outlets function in kitchens, bathrooms, garage, and exterior locations

## Plumbing & Moisture Conditions

- No dripping faucets
- No active leaks under sinks
- Supply lines secure
- Toilets stable at base
- No visible corrosion at shutoff valves
- No active moisture staining

## HVAC System Operation

- Air filter clean or replaced
- System starts and runs in cooling mode
- Return grilles intact
- Ductwork connected and supported

- Exterior unit clear of debris

## Roof & Attic Items

- No missing or damaged shingles
- Flashing appears secure
- No debris in roof valleys
- Fascia and soffits intact
- No visible attic staining from roof leaks
- Attic access safe and unobstructed

## Doors, Windows & General Operation

- Doors latch and close properly
- Windows open and lock
- No broken panes or failed seals
- Screens intact where present

## Pool & Exterior Safety (If Applicable)

- Pool barriers intact
- Gates self-close and latch
- No exposed wiring near pool equipment
- No visible pump or filter leaks
- Walkways and handrails secure

## Repairs & Maintenance Practices

- No unqualified electrical or plumbing work
- No cosmetic repairs concealing active issues
- No temporary or makeshift fixes

## Setting Realistic Expectations

- Expect findings consistent with age and maintenance
- Focus on safety and functionality
- Address avoidable issues in advance when possible