



# Pre-Inspection Checklist

## Help Inspector Move About and Get Out

- Clean fireplace and chimney
- Clean and remove items from oven
- Clear dishes from sink and dishwasher
- Remove items from around plumbing under sinks
- Ensure all doors and windows can be operated
- Remove or protect closet clothes under attic access
- Clear walkway to any equipment in attic areas
- Remove any vehicles in garage obstructing access
- Remove obstructions from water heater, furnace and electrical panels

## Explore the Great Outdoors

- Cut tall grass around foundation and irrigation
- Remove items stored near exterior surfaces
- Trim shrubs/ trees away from roof and wall contact
- Slope grade away from foundation and fill holes
- Repair damaged caulk around doors and windows
- Repair any damaged windows or screens
- Repair any damaged attic vents or screens
- Remove all debris from rooftop and gutters
- Examine roof for damage and repair if necessary
- Extend gutter downspouts away from foundation
- Ensure no shrubs or debris is around A/C units
- Irrigation system is plugged-in and valve tuned on

## Brave the Attic and Crawlspaces

- Ensure attic ladder is sturdy and all hardware is tight
- Ensure lights in attic are working
- Ensure a sturdy walkway to any equipment
- Provide unobstructed access to equipment
- Ensure no air ducts or plenums are leaking air
- Repair any insulation damage at A/C lines and drains
- Redistribute any compacted or displaced insulation
- Remove or treat evidence of insect or rodent activity
- Look for any damaged framing or stains under roof areas

## Put Your Inspector Hat On and Decrease Deficiencies

- Test doorbell operation
- Test operation of garage door and openers
- Inspect and repair any weather stripping issues
- Test operation of all windows, doors and locks
- Tighten any loose hinges and doorknobs
- Improve caulk around bathroom and kitchen areas
- Ensure HVAC system is cooling, and heat mode works
- Replaced all air filters and provide maintenance records
- Ensure all plumbing fixtures operate with no dripping
- Ensure drains are free of clogs and no leaks under sinks
- Ensure toilets are secured, flush well and not leaking
- Examine water heater and plumbing for leaks
- Ensure kitchen appliances are working properly
- Repair any cracks or stains at ceiling and walls
- Tighten or otherwise repair any loose railings
- Test all lights and ceiling fan operation
- Replace any bunt light bulbs
- Test operation of bathroom exhaust fans
- Test operation of all GFCI and AFCI circuits
- GFCI at; exterior, garage, kitchen, bath, laundry areas
- Test all smoke and carbon monoxide alarms
- Replace batteries; smoke alarms, thermostats and remotes

## The Last Minute To Do's Before You Cruise

- Ensure all gas, water and electrical is on at components
- Ensure all gas pilot lights are lit and appliance operating
- Leave remotes and keys in plain view for inspector
- Leave notes for inspector not to operate damage items
- Leave homeowners phone number encase of emergency
- Leave maintenance records, repair docs or claim info
- Double check access to all areas is provided
- Ensure items are removed from oven and dishwasher
- Plan to leave property for at least 3 to 4 hours
- Secure or remove all pets before you leave
- Remove or secure any firearms in home