



Preparing For the Home Inspection

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INTERIOR

- ☐ CAULK: Windows, doors, expansion joints, wall penetrations, toilets, showers, siding, roofs... everything that needs it.
- ☐ New Air Filters
- ☐ Window Screens are in place.
- ☐ Doors swing freely and shut properly.
- ☐ Door sweeps and seals are intact and not torn.
- ☐ Toilets are working properly.
- ☐ Drains aren't clogged or slow.
- ☐ All drains have a stop and they perform.
- ☐ Water heater is on and set to 120 degrees.
- ☐ Pest traps (outside and attic) are removed.
- ☐ Fireplace pilot is on.
- ☐ Gas shutoff key is in the emergency shutoff by fireplace
- ☐ Smoke Alarms work and are properly located Go to NFPA.Org for more information.
- ☐ All remote controls are present and by their respective appliance (ceiling fans, lights, spa tub, swimming pool, fireplace, etc.)

GARAGE

- ☐ Ensure garage door properly opens and closes.
- ☐ Disable garage door locking mechanism
- ☐ Check garage door safety devices to make sure garage door will automatically reverse door to open position.
- ☐ Make sure self-closing mechanism on doors leading to attached garages work properly and/or install new ones. Cost about \$10 for new ones.

EXTERIOR

- ☐ Window Lintels (steel supports for brick) are painted.
- ☐ Clean Gutters
- ☐ Trees trimmed back from roof
- ☐ Bushes and trees trimmed back from windows
- ☐ Mulch should leave 4" - 6" of foundation showing depending on siding material
- ☐ Gutter splashblocks aren't broken and face away from the home.
- ☐ No signs of pest "nesting" on exterior walls
- ☐ Sprinkler heads are working
- ☐ Install anti-siphon devices on exterior faucets. Cost is about \$10.

DAY OF INSPECTION

- ☐ Attic ladder extended and attic is accessible
- ☐ Attic storage area is accessible with a clear pathway
- ☐ Pets Relocated (Doors open and close regularly during an inspection and the heat is turned up to 90 degrees)
- ☐ Sinks, oven & dishwasher are empty
- ☐ Electrical panel is accessible (The front cover will come off and a 30" space around it is desired.)
- ☐ Water heater is accessible
- ☐ Sprinkler control panel is accessible
- ☐ Windows (as many as is practical) are accessible
- ☐ Cars relocated so garage is clear. (An Inspector will list a system as inaccessible rather than damage your BMW 7 Series)
- ☐ An exterior faucet is available (No hose connected to test the water pressure. Front of home is preferred)

"Be Safe. Do not attempt any repairs or work that you are not qualified for or would be unsafe. Validate that all repairs meet your local building standards before starting work. Hire only licensed or highly qualified contractors when needed."