

# INSPECTION Checklist

## Get Ready for Inspection Checklist

Inspections are an important step of the selling your home, and the more prepared you are the less likely issues will come up during the process. No one expects a home to be perfect, but if problems are found, buyers may ask for repairs to be completed or could even request a price reduction.

### BEFORE INSPECTION

The house should be clean to present a well cared for home. Utilities should be on so that the inspector can check electrical and plumbing in the home.

The inspector will need to be able to access everything in your home INTERIOR: even attics, basements, furnaces, and underneath every sink EXTERIOR all siding windows and doors

### DURING INSPECTION

It is common practice for the sellers to leave the home during the inspection, and have pets crated or take them with you.

### KEY INSPECTION ITEMS

✓ Roof ✓ Foundation ✓ Walls ✓ Plumbing ✓ Electrical ✓ Windows ✓ HVAC ✓ Doors

**PRO TIP:** Be ready at least an hour before the inspection time since some Inspectors are known for being early.

### GENERAL TO DO LIST

- Check and replace burnt out light bulbs
- Replace A/C and furnace filters
- Turn on all pilot lights, including gas fireplaces
- Make sure fuse box switches are properly labeled
- Take care of any bug problems like ants, spiders, roaches, wasp nests, etc.

### KITCHEN & BATHROOMS

- Check for mold or mildew
- Check for water leaks or any signs of water damage
- Tighten cabinet door hinges if loose
- Make sure your toilets are working properly and not running

### DOORS & WINDOWS

- Make sure all doors and windows are clean & in good working order
- Check that all locks are working
- Check the caulking and seals around windows and doors
- Clean sliding door track

### ROOF

- Clear debris from gutters
- Check and repair any damaged or missing shingles or tiles
- Check downspouts are free from debris



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