

# Inspection Preparation Checklist



Items suggested on this list are commonly observed during home inspections. Anything addressed in advance will lead to a better inspection. We recommend any items on this list that are outside of your comfort zone should be completed by a qualified professional or left "as is".

Schedule online at [ThatPlaceHomeInspections.com](http://ThatPlaceHomeInspections.com) or Call 540-922-9663

## 1) General Prep for All Inspections

- Leave remotes available (ceiling fans, gas fireplaces, garage doors, etc.)
- Ensure that main shut offs are not concealed (water, electric panels, gas, etc.)
- Remove personal items from dishwashers and washing machines
- Ensure readily accessible access to attics, crawlspaces, etc.
- Utility services should be on (water, electric, gas)
- Turn on all breakers (water heater, appliances, heaters, etc.)
- "Closed home" conditions in place for at least 12 hours prior to a radon test (All windows/exterior doors to remain closed except for normal entry/exit of the home)
- Leave instructions for operation of gas fireplaces
- Leave the key for outbuildings to be inspected (detached garage, shed, etc.)
- Plan to be away from the home for 3-4 hours during the inspection (Allow more time for larger or older homes)
- Make arrangements for pets to be away from the home
- Leave paperwork for any recent maintenance or repair work
- Leave your phone # for questions that may arise

## 2) Basic Maintenance Items

- Clean Windows
- Replace burnt out light bulbs
- Replace the furnace filters(s)
- Tighten and/or repair loose cabinet handles and hinges as needed
- Empty or organize storage areas for visible access
- Check Smoke, Fire, and CO detectors
- Check all doors and windows to ensure they open, close, and latch securely and remove any decorations to allow for testing.
- Clean out gutters as needed

- Exterior hose bibs on (except in winter)
- Trim plants and bushes away from the home (at least 1 foot from home)
- Test GFCI and AFCI receptacles and breakers

## 3) DIY / Handyman / Low Cost Items

- Add downspout extensions to drain 10 feet from home as needed
- Caulk around windows and doors as needed
- Caulk kitchen and bathroom fixtures as needed
- Replace any missing or broken outlet, receptacle, and junction box cover plates
- Repair any damaged window or door screens
- Replace weather stripping on exterior doors as needed

## 4) Items That May Need Attention

- HVAC systems should be cleaned, serviced, and certified by a qualified HVAC technician or record available of certification within the last year
- Clear any clogged drains
- Repair or replace loose deck boards
- Repair or replace loose handrails
- Repair or replace loose, fallen, or missing insulation in the attics, crawl spaces, basements, etc.

## 5) Consider Hiring a Professional

- Paint or stain any areas in need at the exterior of the home (siding, decks, trim, fascia, soffits, etc.)
- Repair any loose (or leaking) toilets
- Repair any leaking plumbing pipes or fixtures
- Repair any cracks, holes, or nail pops in walls and ceilings
- Minor roof repairs such as nail pops, loose or missing shingles, etc.
- Repair or replace any damaged windows, doors, or cabinets

This Checklist is available along with other useful information on our [Resources](http://Resources) page  
[ThatPlaceHomeInspections.com](http://ThatPlaceHomeInspections.com)