

# Inspection Checklist

## Interior:

- ☐ Open all access areas that may be hard to find (Attic, crawl, etc.)
- ☐ Clear areas around furnace and under all sinks
- ☐ Conduct a "pre-showing" tidying up in case things have gotten lax
- ☐ Replace any light bulbs that are burned out, including appliance bulbs
- ☐ Make sure toilets all flush properly and do not run too long; adjust if needed
- ☐ Check all bathrooms: Flush, lids down, all meds gone, sink/tub/shower clean
- ☐ Change all furnace filters
- ☐ Turn on all pilot light, if they are off for seasonal timing
- ☐ Put away all toys and projects (plastic bins are wonderful for this use)
- ☐ Test run all non-seasonal appliances (fireplace, A/C, built-in space heaters)
- ☐ Ensure breaker box is clearly and fully labeled
- ☐ Doublecheck all doors, latches, and locks are functioning (WD-40 helps)
- ☐ Check all cabinet hinges to make sure all screws are tight and doors work
- ☐ Check all sinks, toilets, showers, and tubs for signs of leaks you can fix
- ☐ Take care of any spiders, ants, etc. that may have set up house in your house
- ☐ Contain all pets and clean any areas with pet evidence
- ☐ All utilities must be on
- ☐ Put out some grab/go snacks and water bottles. Inspectors are people and people appreciate the kindness. You never know when that kindness may help you in a tough situation.
- ☐ Put away all valuables and medications

# Inspection Checklist

## Exterior:

- ☐ All lawn care done and/or snow cleared
- ☐ In winter, salt/sand sidewalks and driveways for safety
- ☐ Put away any trash or recycling bins to their proper place
- ☐ Check the yard for any clutter/debris/pet droppings
- ☐ If you can't be there, make sure the lockbox is in place with a key
- ☐ Make sure all exterior doors have keys or are unlocked for the inspection
- ☐ Replace any burned out light bulbs
- ☐ Check the perimeter of the house for any loose siding, trim, or easy fixes
- ☐ Safely check the roof for debris and anything causing gutters to clog
- ☐ Take care of any bugs, wasp/bee nests, etc. Nothing worse than having your inspector get stung.