

# 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

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## 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.