This pre-inspection checklist will help customers clear up many negative findings during the inspection.

* Make sure there is access to the basement, attic, crawlspace, heating systems, electric panels, garage walls, water meter, gas meter, electric meter and any area needed to be inspected. Clean all debris, boxes etc. that is in the way.
* If the house is vacant make sure the utilities are turned on.
* Install or test all smoke detectors.
* Install or test carbon monoxide detectors.
* Make sure all doors operate, latch and lock properly.
* Replace or repair any cracked windows.
* Check for leaks on all plumbing fixtures including underneath the sinks.
* Install GFCI outlets in kitchen, bathrooms, laundry area, outside and garage. o Replace any burned out light bulbs.
* Verify exhaust fans in kitchen and bathrooms are operational.
* Remove paints, solvents, gas cans etc. from crawlspace, basement, attic, porch etc.
* Verify that toilets are secured to floor.
* Verify foundation vents open and close properly. Leave vents open.
* Clean debris from gutters.
* Verify gutters expel water away from foundation, preferably in storm sewer.
* Verify sump pump discharges when activated and verify sump pump discharges to an area where it will not be a nuisance, preferably a storm sewer. Also, verify you have a cover on your sump pump crock.
* Clean basement floor drains.
* Seal asphalt driveways.
* Install clean air filters in heating/air conditioning unit.
* Verify that bushes and trees do not touch or hang over the house.