



PRE-INSPECTION Checklist

ELECTRICAL

- No aluminum cable for branch circuits
- Heating/cooling system
- Appears to operate well throughout (good air flow)
- Flues: no open seams, slopes up to chimney connection
- No rust around cooling unit
- No combustion gas odor
- Air filters clean
- Ductwork in good condition
- No asbestos on heating pipes, water pipes or air ducts
- Separate flues for gas/oil/propane and wood/coal
- Visible wiring: in good condition, no "knob-and-tube" wiring, no exposed splices, cables secured and protected
- Service panel: adequate capacity, all cables attached to panel with cable connectors; fuses or breakers are not overheating

MISCELLANEOUS

- No evidence of moisture
- Stairway treads and risers solid
- Stair handrails where needed and in good condition
- Basement or mechanical room
- Insulation at rim/band joists
- Smoke and carbon monoxide detectors were required by local ordinances
- Automatic garage door opener operates properly, stops properly for obstacles
- Exposed foundation; no stains, no major cracks, no flaking, no efflorescence
- Visible structural wood: no sagging, no damage, no decay, no stains, no damage from insects, sills attached to foundation with anchor bolts

PLUMBING

- Water pump: does not short cycle
- Galvanized pipes do not restrict water flow
- Water fixtures functioning properly
- Water heater: no signs of rust, appropriately vented, sized to produce adequate quantities of hot water for the number of bedrooms in the house
- Visible pipes: no damage, no evidence of leaks, no signs of stains on materials near pipes; drain pipes slope slightly down towards outlet to septic/sewage system

KITCHEN

- Built-in appliances operate properly
- No leaks in pipes under sinks
- Floor in cabinet under sink solid, no stains or decay
- Water flow in sink adequate
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- Working exhaust fan that is vented to the exterior of the building
- Ground fault circuit interrupter ("GFCI") protection for electrical outlets within 6 feet of the sinks
- Dishwasher: drains properly, no leaks, baskets, door spring operates properly
- No excessive rust or deterioration on garbage disposal or waste pipes
- Cabinets in good condition: doors and drawers operate properly

BATHROOM

- Working fan that doesn't terminate in the attic space
- Adequate flow and pressure at all fixtures
- Sink, tub, and shower drain properly
- Plumbing and cabinet floor in good condition
- Toilet operates properly
- Toilet stable, no rocking, no stains around the base
- Tub or shower tiles secure, wall surface solid
- Caulking in good condition inside and outside of the tub
- No stains or evidence of past leaking around base
- If the sink is metal, it shows no signs of rust, overflow drain doesn't leak

HVAC SYSTEM

- Ridge and fascia board lines appear straight and level
- Sides of house appear straight, not bowed or sagging
- Window and door frames appear square
- Visible foundation in good condition - appears straight, plumb, with no cracks

SAFETY CHECK

- Carbon monoxide detectors
- Adequate outdoor lighting
- Smoke detectors
- Circuit breakers



Angela Williams

WestUSA Realty
623-882-4417
angela@homesweethomesarizona.com

