Checklist for Inspection

Prepare your home for an easy inspection! Below are items that will be inspected. As the seller, you should not be in the home for the 4-5 hour time period during the inspection. The buyer(s) will be present during the inspection and this is their time to get to know the home.

Interior

○ **Interior Items**
- Walls, ceilings, floors
- Steps, stairways and railings
- Counter tops and cabinets
- Doors and windows
- Garage doors and operators
- Installed kitchen appliances

○ **What is the Inspector looking for?**
- Inspector is looking for structural issues
  - Cracks in walls
  - Mold
  - Water Damage

Exterior

○ **Exterior Items**
- Wall coverings, flashing, trim
- Exterior doors
- Decks, balconies, porch, stairs, railings
- Eaves
- Plants, grading, drainage, retaining walls
- Walkways, patios, driveways

○ **What is the Inspector looking for?**
- Inspector will examine the roof to make sure there is no damage. For example: a curled shingle
- He or she will also check any penetration to the roof, chimney, skylight, etc.

Other Items

○ **Plumbing**
- Fixtures, faucets
- Water heater
- Drain, waste, vent systems
- Sump pumps, sewage ejectors

○ **Electrical**
- Service drops
- Service entrance conductors, cables, raceways
- Service equipment, main disconnects
- Service groundings
- Interior components of service panels & sub panels
- Overcurrent protection devices
- Light fixtures, switches
- *Main objective is to find anything that could start a fire*

○ **HVAC**
- Access panels that can be readily opened
- Thermostats
- Installed heating and cooling equipment
- Fuel burning fireplace, stove
- Vent systems, Exhaust systems
- Installation in unfinished spaces
- Distribution systems

○ **Foundation**
- Home's foundation
- Floor structure
- Wall, ceiling, and roof structures
- Inspector's can enter any attic or other space if they have enough clearance

Make it shine! This is your buyer's final decision time!

Three Red Flags

Water Leaks

Structural Issues

Wood Destroying Insects

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