CHECKLIST FOR GETTING HOUSE READY FOR INSPECTIONS

Not all items on checklist will be applicable for all houses. Please note that if deficiencies are found due to inspection, rather previously unknown or known and not disclosed such as shower pan leaks, sewer backups, electrical problems, etc… inspectors are not responsible for any resulting damage from standard inspection procedures.

1. GENERAL

- All parties aware of inspection time and inspection confirmed.
- All utilities have been turned on.
- The security system is turned off or instructions have been left.
- Pets are put up or out of the house with special instructions if needed.

2. EXTERIOR

- All gates are unlocked and accessible.
- Detached garages and other structures are unlocked and accessible.
- Location of water meter and clean out is visible or location provided.
- A/C condensor unit is accessible.
- All exterior water faucets are accessible.
- All exterior outlets accessible.
- Sprinkler system is plugged in and de-winterized.
- Pools/ Hot tubs are de-winterized, uncovered, and working.
- Crawl space access is accessible with minimum opening 24”x18”.

3. INTERIOR

- Attic access clear and accessible.
- Garage attic access, flooring, and walls accessible with cars removed.
- Garage door is clear, unlocked, and ready for operation.
- Electrical panel, including all sub panels, clear and accessible.
- Crawl space access is accessible with minimum opening 24”x18”.
- Hot water heater accessible with working space around it.
- Furnace accessible with working space around it.
- Plumbing valves visible and accessible.
- All sinks completely cleaned out.
- Dishwasher and oven ready to be operated.
- Floor HVAC duct registers accessible in all rooms by removing any items on top of them.
- Pilot lights turned on for water heater and furnace.