



CHECKLIST

GETTING THE HOUSE READY FOR INSPECTION

In order for your home to be ready for inspection, the following should be addressed prior to the date of inspection.

GENERAL

Scheduling

Prior to scheduling the inspection, all parties including, homeowners, buyers, sellers, realtors and tenants (if applicable) must be notified to make sure the timing of the inspections are acceptable to all parties.

Utilities

At the scheduled time of the inspection, in order to thoroughly inspect the house all utilities must be on, including electric, water and gas, etc.

If the house has been winterized, it must be de-winterized prior to the inspection.

Please note that if any of the utilities are not on, the inspection will continue and only a visual examination and evaluation will be performed. After the original scheduled time any additional inspection must be coordinated again with all utilities on and an additional appropriate charges will apply.

Security System

At the scheduled time of the inspection, the security system should be off or proper instructions such as security codes, etc.. have been obtained in order to enter the property.

Pets

Take care of all pets and consider removing the pets if possible (such as dogs, cats, etc..) and leave instructions about any other pets present. Please do not assume that the inspectors will be responsible for your pets. If removal is not possible then consider placing them in cages and leave any special instruction for responsible parties.

EXTERIOR

Sprinkler

If sprinkler system is to be inspected and has been winterized, then the system should be de-winterized with any special instructions.

Pool

If pool or hot tub systems are to be inspected and have been covered and winterized, then they should have been de-winterized, uncover and filled with water and working with any special instructions.

If the pool equipment is in a gate or special enclosed area then they must be accessible.

Crawl Spaces

If the house has a crawl space, the access to crawl space must be cleared and accessible. According to code the opening shall be minimum of 24 inches by 18 inches.

Gates

All fence gates, doors, etc.. around the house, shall be opened and accessible.

Detached Garage(s), Structures

If detached garage(s) and other structures are part of the inspection then they must be accessible and cleared so that the walls, floors, attic, electrical box, etc.. are accessible.

INTERIOR

Garage

Prior to scheduling the inspection, the entire garage should be cleared and belongings removed, so that the following would be accessible:

- Attic access in the garage must be clear and accessible,
- Floor slabs and stem walls to be accessible for visual inspection,
- Garage door should be clear, unlocked, and ready to be operated,
- Utility closets (furnace, water heater) should be clear and accessible,
- Provide work spaces around the furnace and water heater and remove all extra belongings that obstruct the units,
- Electrical breaker box(s) should be clear and accessible,
- The crawl space access door (if any) should be clear and accessible.

Closets

At the scheduled time of the inspection, the closets shall be clear and belongings have been removed so that the following (if any) could be inspected properly:

- Attic access is accessible,
- Electrical breaker boxes are accessible,
- Plumbing valves and equipments are accessible3

Plumbing

At the scheduled time of the inspection, all plumbing system will be operational during the inspection:

- Sinks should be clear,
- Dishwashers will be operated and should be ready for operation,
- Shower pans will be tested for leaks and may leak, especially second floor shower pans could leak and damage the interior of the house. inspectors are not responsible for any damages due to these leaks.

Please note that if the water is not on, the inspector can not turn the water on at the meter due to inspection code procedure requirements.

Electrical

At the scheduled time of the inspection, the walls and plugs, panels, etc.. shall be accessible for inspection.

Heating & Cooling System

The heating and cooling system shall be operational and accessible for inspection. The furnace pilot (if any) should be left on as the inspector is not required to light the pilot.

If you have a programable thermostat, be aware that the inspector may change the timing. Leave instruction or change the program to manual and/or leave special instructions.

Water Heaters

The water heater system shall be operational and accessible for inspection. The water heater pilot (if any) should be on as the inspector is not required to light the pilot.