



To-Do list for a more Successful Home Inspection

Expect the inspection to take around 3-4 hours for an average-size home.

- Clean the home.
- Clear out all storage items from under all sinks and oven(s).
- Clear the kitchen sink of dishes.
- Place all breakables, antiques and other valuables out of the way.
- Make sure all interior and exterior light fixtures work. If a fixture bulb is out, the inspector has to note that the fixture does not operate correctly.
- Provide access to the furnace(s), water heater(s) and electrical panel(s). The inspector must be able to remove the electrical panel cover (please remove any locks on panels and control boxes).
- Install a new furnace/AC filter. It will be looked at during the inspection and be considered as a part of the overall condition of the furnace, AC or heat pump.
- Ensure that windows and coverings are accessible and operate smoothly. If some are stuck or painted shut, the impression will be that many windows cannot open. Also, remove window security screws or provide keys for window security locks.
- Replace all worn/damaged weather stripping.
- Replace all damaged window screens.
- Tighten all doorknobs and tighten or repair all handrails. Also, check to be sure that all interior doors will latch to the strike plate.
- Clear the way to the attic access panel or pull down, especially in a closet. The inspector will enter every attic (if safe and accessible).
- Replace washers on all leaky faucets inside and outside.
- Adjust the garage door sensitivity to allow the door to reverse when an object is in the way.
- Be sure that there is a minimum of one smoke detector and one carbon monoxide detector (Smoke detector in every bedroom and CO within fifteen feet of every bedroom) per floor.
- Provide keys or unlock sheds and outbuildings.
- Verify all utilities will be on at the time of inspection.

- Have pilot lights on to water heater(s), furnace(s), fireplace(s) and stove(s).
- Make sure gutters are clear of debris and that downspouts have extensions that carry water six to eight feet from the foundation.
- Install GFCI's at all locations within six feet of water. Test the installed GFCI's to make sure they operate.
- Leave a note as to where the GFCI resets are located.
- Remove or restrain pets on site.
- Be prepared for the inspector to operate and look in the following:
 - Kitchen appliances, A/C, furnace, evaporative cooler, all doors and windows, all plumbing fixtures, garage doors, switches, ceiling fans, whirlpool tubs, closets and cabinets.
- Allow the inspector to work without interruption. They are working and have a lot of liability with their job.
- If there is a Radon test, a machine will be left in your home for 2-4 days. Please leave the test undisturbed and follow Radon Testing Protocols.