

HOME INSPECTION PREP CHECKLIST

BEFORE THE INSPECTION

Hire a Qualified Inspector

- Verify licensing.
- Confirm experience with similar property types.
- Ask what's included in the inspection and review a sample report.

Review Seller Disclosures

- Look for past repairs, known defects, and any ongoing issues.

List Your Concerns

- Note visible issues or oddities from showings (stains, cracks, smells, unusual noises).

Plan to Attend

- Being present helps you see issues firsthand and ask questions in real time.

Gather Property Documents

- Renovation permits, HOA rules, warranties, etc.

What to Bring

- Notepad or checklist for your own notes.
- Flashlight for dim areas.
- Camera or phone for photos.
- Comfortable walking shoes.

DURING THE INSPECTION

Exterior

- Roof condition, gutters, siding, windows, grading/drainage, driveway, walkways, decks/patios.

Interior

- Walls, ceilings, floors, doors, windows, stairs, railings.

Structural Elements

- Foundation, visible framing, crawlspace/attic structure.

Special Features (if applicable)

- Fireplaces, pools/spa, irrigation, outbuildings, sump pumps.

Systems

- Electrical:** panel, outlets, switches, lighting.
- Plumbing:** visible pipes, fixtures, water heater, water pressure.
- HVAC:** heating, cooling units, ductwork, thermostat operation.

Safety Concerns

- Smoke/CO detectors, handrails, GFCI/AFCI protection, evidence of pests or mold.

AFTER THE INSPECTION

Review the Full Report Carefully

- Highlight safety hazards, major repairs, and items near end-of-life.

Ask for Clarification

- Contact the inspector if something in the report is unclear.

Get Repair Estimates

- Use professionals or service like Repair Pricer (which is included in our inspections).

Negotiate With The Seller

- Request repairs, credits, or price adjustments based on findings.

Read Your Home Maintenance Manual

- If your inspector provides you with a Home Maintenance Manual, be sure to read it (included with all our inspections).

Plan For Future Maintenance

- Even minor issues should be tracked for future upkeep.