

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.