



Pre-Inspection Checklist

You have a listed property and have reached an agreement pending the results of a home inspection. This can be an unnerving feeling for both you and your client. Often times it may seem like the only thing you can do is cross your fingers and hope for the best.

The Inspectors at Inspection Tech. have pooled their years of experience to create a simple Pre-Inspection checklist to help you and your client take actions to increase the likelihood of making the inspection go smoothly and closing that deal.

Your Pre-Inspection Goals:

Your goals should be to work with your client to remove any guess work from the home inspector and present as clean and orderly perception of the property as possible. Many inspectors assume the worst, or report potential issues in a way that protects the inspector. This conservative approach for a simple issue can add up over the course of an inspection and scare away many home buyers, especially unhandy ones or first time buyers.

A neat, clean, and orderly property also sets the stage and may influence a home inspector positively. Conversely, an untidy property may lead the inspector to believe that there was no pride in ownership and influence the inspection in a negative way. This shouldn't matter, but it does. **Limiting the number of comments can prevent a deal from falling apart.**

If assistance is needed, Inspection Tech. offers a Pre-Inspection service to our clients. Inspection Tech. also offers a combination Pre-Inspection and General Home Inspection discount when both services are combined.



Pre-Inspection Checklist

- ☐ **Exterior:** All home inspectors spend a significant portion of the home inspection on the exterior of the house. Typically this is the first area that is inspected.
 1. Clean-up: make sure the exterior of the house is neat and tidy. Again, this may subtly influence the inspector's perception of the property at the earliest point in the inspection.
 2. Make sure all vegetation is trimmed back from the structure.
 3. Make sure gutters are free and clear of debris.
 4. Make sure the A/C compressor is level and that any vegetation is trimmed to allow for free air flow.
 5. If the exterior outlets are GFCI protected test them to make sure they are functioning properly. If they are not, consider replacing them. GFCI outlets are inexpensive and relatively easy to install.
 6. Perform general maintenance caulking around all windows, doors, and any penetrations into the structure.
 7. If there is a dog...make sure to clean up after it prior to the inspection.

- ☐ **Lighting:** Replace all burnt out interior and exterior light bulbs.
 8. This takes away any guess work from the inspector and prevents them from making bad assumptions about the functioning of switches and light fixtures.

- ☐ **Bathrooms:** There are several easy bathroom maintenance items that can avoid issues with a home inspection.
 9. Check for loose toilet bowls by pushing on the bowl with your knee. If the bowl moves, pop off the white caps and properly secure it to the floor. A loose bowl is sure to draw an inspector's attention in addition to comments about possible leaks.
 10. Check sink and tub/shower drains. If they are slow to drain, consider using a chemical or mechanical snake to clean them out. This may prevent the inspector from assuming there are drainage problems.
 11. Do a visual of all accessible plumbing valves (under sinks, toilets, etc...) for leaks or signs of leaks. Any leaks will certainly be noted, consider repairs prior to the inspection.
 12. If the bathroom outlets are GFCI protected test them to make sure they are functioning properly. If they are not, consider replacing them. GFCI outlets are inexpensive and relatively easy to install.



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- ☐ **Garage:** There are several easy garage maintenance items that can avoid issues with a home inspection.
 - 13. Make sure there is access to the garage.
 - 14. Clean-up: make sure the garage is neat and tidy. Again, this may subtly influence the inspector's perception of the property in a negative way.
 - 15. If the garage outlets are GFCI protected test them to make sure they are functioning properly. If they are not, consider replacing them. GFCI outlets are inexpensive and relatively easy to install.

- ☐ **Interior:** Taking extra time to make sure the interior of the house is clean, tidy, and free from clutter also helps set the stage for a "good" inspection process.
 - 16. If there are ant/pest traps present, remove them. Traps, even if they are old and there are no current issues can lead an inspector and potential buyer to assume there might be a pest problem.
 - 17. Make sure there is access to the attic space. It is a good idea to inspect the attic space yourself prior to an inspection (especially if that space is not accessed often) to make sure there are no signs of mold, mildew, or pests (including hives). If there are any issues, getting them resolved prior to the inspection is recommended.
 - 18. Make sure all outlet covers are present (even behind the refrigerator) and that the outlets are not loose.
 - 19. Make sure all available screens are in place if possible.

- ☐ **Kitchen:** There are several easy kitchen maintenance items that can avoid issues with a home inspection.
 - 20. A quick cleaning of all those areas that might be exposed during an inspection (behind the refrigerator, under the sink, etc...) is helpful to demonstrate pride of ownership furthering the inspector's positive impression of the property.
 - 21. If the kitchen outlets are GFCI protected test them to make sure they are functioning properly. If they are not, consider replacing them. GFCI outlets are inexpensive and relatively easy to install.
 - 22. Do a visual of all accessible plumbing valves (under sink) for leaks or signs of leaks. Any leaks will certainly be noted, consider repairs prior to the inspection.



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- ☐ **Utility Room:** There are several easy utility room maintenance items that can avoid issues with a home inspection.
 - 23. Wipe down/vacuum the top of the hot water tank. This will give the appearance of a well-kept hot water tank.
 - 24. Wipe down/vacuum the inside and outside of the furnace. An inspector comment of "this furnace is from 1988 but has been well taken care of" is much better than "this furnace is from 1988 and recommend HVAC inspection/cleaning."
 - 25. Replace furnace filter.
 - 26. Wipe down, clean, and vacuum behind clothes washer and dryer.

- ☐ **Basement:** A clean and tidy/organized basement, especially unfinished areas, can positively influence a home inspector.
 - 27. Vacuum all cobwebs from around windows, in rafters, etc...
 - 28. If there is a de-humidifier, make sure it is emptied to prevent a mildew smells. Further, if possible, unplug the unit and put it away.
 - 29. Clean any signs of mold/mildew with a bleach/water solution.