

# INSPECTIONS

## Your Comprehensive Pre-insPECHTion Checklist

### GENERAL ELECTRICAL

- Are the items to be left by the seller (if any) present?
- Do the lights come on at each switch?
- Is there visible damage with the furniture gone?
- Are all of the light fixtures and ceiling fans present?
- Do the smoke detectors test functional?
- Do the breakers test properly?

### EXTERIOR AND STRUCTURE

- Are there new larger cracks or separations?
- Have the repairs and painting been finished?
- Are wooden decks and handrails secure?

### BASEMENT, CRAWL SPACE, AIR DUCTS

- Are the lowest portions dry?
- Does the sump pump (if any) operate?
- Are the crawl space vents open for good ventilation?

### HEATING, COOLING, FIREPLACE & HOT TUB

- Systems function when you operate the controls?
- Are the filters clean?
- Is there debris clogging the exterior units?

### LOT AND GROUNDS

- Any changes to the driveway, patio or sidewalks?
- Are the fences tight and do the gates operate?
- Reset the automatic sprinkler to minimum setting?

### ATTIC

- Are there visible problems with the stored items gone?
- Does anything seem loose or disconnected?

### KITCHEN

- Are the appliance accessories present?
- Do the appliances still operate satisfactorily?
- Are the instructions / warranties left for the appliances?

### INTERIOR WALLS, CEILINGS, FLOORS & WATER

- Are there any stains on the ceilings or walls?
- Has the regrading (if any) been accomplished?
- Are the carpets stained adjacent to the shower areas?
- Are the gutters aligned and cleaned of debris?
- Are there broken windows or doors?
- Do the downspouts direct water positively away?
- Check all handrails to be sure they are secure?

### PLUMBING AND ROOF

- Do the faucets and drains function satisfactorily?
- Is there hot water at each appropriate location?
- Do the toilets flush and cycle normally?
- Check beneath each cabinet for leaks and moisture?
- Are there missing shingles since the last visit?
- Have the roof repairs (if any) been performed?
- Is the attic ventilation open and working?
- Are the bushes & trees trimmed back & not touching?

### GARAGE

- Do the car doors work smoothly and reverse?
- Is the ladder (if any) secure to carry items up to attic?
- Do you have the car door remote controls?
- Is insulation blocking vents or over recessed lights?
- See any damage with the personal items gone?