



PRE-INSPECTION CHECKLIST

1. Confirm Utilities are ON

- ☐ **Water, Gas & Electric are ON** (especially if home has been vacant)
- ☐ **Provide permission** for inspector to turn on breakers or water if needed
- ☐ **Gas service active** (must be turned on by utility company)
- ☐ **Pilot lights lit** (fireplace, water heater, wall heaters) — inspectors can't ignite them

2. Ensure Clear Access

- ☐ **Attic & crawlspace** access clear & unlocked
- ☐ **All doors, owner's closets, garages, and gates** unlocked & accessible
- ☐ **Water shutoff valves, electric panels and major systems** access clear
- ☐ **Move stored items away from foundation walls** (helps crawlspace/garage inspection)

3. Exterior Preparation

- ☐ **Trim trees and shrubs** away from siding and roof
- ☐ **Remove debris from roof & gutters**
- ☐ **Touch up paint or stain** on exterior siding & eaves
- ☐ **Check for loose handrails and guardrails** for safety and stability

4. Interior Details & Easy Fixes

- ☐ **Replace burned-out light bulbs** in every room
- ☐ **Test all doors and windows** (smooth operation, locks working)
- ☐ **Secure toilets & tanks** (commonly loose)
- ☐ **Repair cracked grout or sealant** around sinks and tubs
- ☐ **Check window screens** (commonly damaged or missing)
- ☐ **Test all faucets and drains** (no leaks, no drips, no slow drains)
- ☐ **Ensure dishwasher is empty** (inspector will run it)

5. Safety & Electrical Essentials

- ☐ **Smoke and CO detectors tested** (replace batteries or outdated units)
- ☐ **Test all GFCI outlets** in kitchen, bath, laundry, garage & exterior
- ☐ **Replace damaged outlets and covers** (commonly cracked)
- ☐ **Check overhead power lines** for tree contact (contact utility provider)
- ☐ **Verify garage safety sensors work** (photo eyes)

6. Major Systems Ready

- ☐ **HVAC** (filters replaced; test heating & cooling cycles)
- ☐ **Water heater** (test, check seismic straps, drip leg & drip pan)
- ☐ **Change thermostat & remote batteries** (common reason systems won't run)