



Pre Inspection Advisory Checklist

A home inspection is scheduled for your home. The inspector will be checking many components and systems of your home and they will be on a tight schedule. Therefore, it is important that your home be ready for inspection. Our client (individual who initiated the inspection) will want to have all of the major systems/components in the home inspected. These systems must be operable and accessible during the inspection of your home. If any system is not operable or accessible, the inspector will note this in the inspection report. Our client may request that these items be re-inspected at a later date, and you may be asked to pay for the re-inspection. Therefore, it is in everyone's best interests that the home inspection precedes smoothly.

- Expect the inspection to take at least 2-3 hours for the average home. Larger homes, homes with swimming pools/spas, detached buildings, etc. may take longer.
- The utilities: electric, water and gas (if applicable) should be on for a minimum of 24 hours.
- We recommend that the heating/cooling thermostat(s) be set at about 70 – 78 degrees the day before the inspection so the temperature inside the house will be 70 – 78 degrees during the inspection. This will help to ensure an accurate test of the heating/cooling system and reduce the chance of false indications of poor performance.
- Provide clear access to all areas of the home: interior, exterior, garage, closets, basements, crawlspaces, etc. Clear/remove non-visible or highly congested areas, including the attic, garage and storage areas. Ensure there is clear access to the attic access spaces, mechanical equipment, water heaters and interior electric panels. Ensure that the attic access doors, utility room doors, storage room doors, etc. can be opened.
- Unlock all electrical panels, sprinkler/irrigation controllers, gates, etc.
- Cover/protect/remove clothing and personal items near attic access areas. Often debris falls from the attic access when opened.
- Secure all pets (if applicable). The last thing we want to do is let your cat or small animal out of the house; you don't want us to be bitten/scratched/jumped upon by your dog. Areas occupied by aggressive, unrestrained dogs will not be inspected. We recommend that pets be placed (such as cats and dogs) in cages or pens during the inspection.
- Move all breakables, antiques, and other valuables to a safe place to prevent accidental breakage/damage.
- Provide the inspector with any related information that may affect the property inspection.
- Provide the inspector with detailed operating instructions for special/unique equipment.
- Inform the inspector if you **do not** want a particular system operated.
- Temporarily remove "plug in" childproof electric outlet covers. Take appropriate safety precautions while these are removed.
- Pilot lights and manual gas valves should be on at all functional gas appliances i.e. gas water heaters, gas furnaces, gas ovens/ranges/cook tops, gas fireplaces, etc. (if applicable).
- If the lawn/yard watering (irrigation) system is to be tested. Ensure that:
 - (a) The irrigation control panel(s) is unlocked.
 - (b) Instructions are provided for operating the irrigation controller(s) in the "manual" mode (if applicable).
 - (c) All irrigation zones are clearly labeled (i.e. SW yard grass, N yard grass, front shrubs, trees, etc.).
- Open all window coverings (i.e. drapes, blinds, shades, etc.) and remove obstructions from window and door openings. This includes secondary (aftermarket) window/door locks (i.e. clamps and/or rods).
- The dishwasher will be run through a typical wash cycle during the inspection. You may prepare a load of dishes if you choose.
- Remove any stored items from the oven and the range/cook top.
- Remove items from tops of toilet tanks.
- Be prepared for the inspector to operate the following: kitchen appliances, heating/cooling systems, evaporative cooler (s), all doors and windows, overhead garage doors, all plumbing fixtures, lawn watering system(s), landscape lights, interior doors, exterior doors, windows, switches, outlets, ceiling fans, pool/spa equipment, whirlpools, etc.