



CADEY O'LEARY COLLECTION
BRINGING YOU HOME

HOME INSPECTION CHECKLIST

Consider a pre-listing inspection.

Clean and declutter inspection access points

- Clean and service HVAC
- Clean stove/oven and any other appliances like the microwave or refrigerator
- Organize any areas that are access points to your attic, garage, or crawl space

Test functionality of all of the items a home inspector will check

- Open and close windows/doors and test locks and seals
- Flush all toilets and run all faucets
- Run any ceiling and bathroom fans.
- Try all light switches.
- Open and close any garage doors manually and with the remote – test reverse safety setting
- Confirm weather stripping on doors is intact
- Ensure downspouts are properly diverting water away from the home
- Check that fan ducts are properly venting
- Ensure that your fireplace is clean and in working order.

Take basic safety and security precautions

- Replace batteries in smoke detectors
- Test carbon monoxide detector/smoke detector
- Have a fire extinguisher available
- Cap gas lines or chimney entry points

Complete exterior home improvements

- Ensure gutters are clean
- Clear debris from around the A/C compressor, downspout drainage, and foundation vents
- Have any trees trimmed that are hanging near or over the roof line if necessary
- Have your sprinkler system checked and ensure no damage has been caused by



CADEY O'LEARY COLLECTION
BRINGING YOU HOME

HOME INSPECTION CHECKLIST

Make any necessary repairs

- Replace any light bulbs as needed
- Remove any drain clogs
- Update any dingy grout in bathrooms and/or kitchen
- Repair any water issues in bathrooms
- Replace any torn screens or cracked windows
- Ensure repair of any issues with roofing
- Ensure repair of any issues with insulation in attic/crawl space as needed
- Ensure windowsills and surrounding drywall are clear of any leaks or moisture.

Make last-minute preparations for your inspection

- Ensure the attic, basement, and garage are accessible
- Plan to leave your home an hour early
- Take any pets with you
- Leave any remotes for garage door, ceiling fans, lights, jacuzzi, sound system, etc.
- Leave keys for gates, electrical boxes, outbuildings, etc., as required
- Make sure all utilities are on
- Take any laundry out of the washer and dryer
- Remove dishes from the sink and dishwasher
- Leave any paperwork for any maintenance, repairs, or insurance claims.