

CHECKLIST: 10 Things You Can Do at Your Inspection

You can provide a checklist of things your client can do while you perform the inspection. It gives them something to do, instead of feeling uneasy about the whole process. You can tell your client, “This is your time to get to know your new house. Walk around and look at everything. If you need me in the beginning, I’ll be on the roof.” “Here’s a checklist of things you can do while I’m inspecting your house.” The checklist is as follows:

- _____ Read the Standards of Practice to which the inspection is performed.
- _____ Be sure you know where the main water and fuel shut-off valves are located.
- _____ Open and close all the windows and doors your inspector doesn’t get to.
- _____ Operate the kitchen appliances.
- _____ Operate the clothes washing and drying machines.
- _____ Run water at all of the plumbing fixtures and look for water leaks.
- _____ Walk the entire property outside.
- _____ Ask the seller about prior roof leaks or any other problems recently experienced.
- _____ Bring to the inspector’s attention any problems that you might find.
- _____ Make sure all of your concerns are addressed before the inspector leaves.