

HOME INSPECTION PREP CHECKLIST

A STEP-BY-STEP GUIDE TO HELP YOU
BE PREPARED BEFORE, DURING, AND
AFTER YOUR HOME INSPECTION.



BEFORE THE INSPECTION



Hire a Qualified Inspector

- Verify licensing.
- Confirm experience with similar property types.
- Ask what's included in the inspection and review a sample report.



Review Seller Disclosures

- Look for past repairs, known defects, and any ongoing issues.



List Your Concerns

- Note visible issues or oddities from showings (stains, cracks, smells, unusual noises).



Plan to Attend

- Being present helps you see issues firsthand and ask questions in real time.



Gather Property Documents

- Renovation permits, HOA rules, warranties, etc.



What to Bring

- Notepad or checklist for your own notes.
- Flashlight for dim areas.
- Camera or phone for photos.
- Comfortable walking shoes.



DURING THE INSPECTION



Exterior

- Roof condition, gutters, siding, windows, grading/drainage, driveway, walkways, decks/patios.



Interior

- Walls, ceilings, floors, doors, windows, stairs, railings.



Structural Elements

- Foundation, visible framing, crawlspace/attic structure.



Special Features (if applicable)

- Fireplaces, pools/spa, irrigation, outbuildings, sump pumps.



Systems

- Electrical: panel, outlets, switches, lighting.
- Plumbing: visible pipes, fixtures, water heater, water pressure.
- HVAC: heating, cooling units, ductwork, thermostat operation.



Safety Concerns

- Smoke/CO detectors, handrails, GFCI/AFCI protection, evidence of pests or mold.



AFTER THE INSPECTION



Review the Full Report Carefully

- Highlight safety hazards, major repairs, and items near end-of-life.



Ask for Clarification

- Contact the inspector if something in the report is unclear.



Get Repair Estimates

- Use professionals or service like Repair Pricer (which is included in our inspections).



Negotiate With The Seller

- Request repairs, credits, or price adjustments based on findings.



Read Your Home Maintenance Manual

- If your inspector provides you with a Home Maintenance Manual, be sure to read it (included with all our inspections).



Plan For Future Maintenance

- Even minor issues should be tracked for future upkeep.



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