



Pre-Inspection Checklist: Basic Homeowner Maintenance and Visual Checks

This list is limited to basic, low-risk homeowner maintenance and visual checks. Items requiring disassembly, specialized tools, or work beyond basic homeowner-level maintenance are excluded.

The purpose is to reduce minor or maintenance-related findings so all parties can focus on material conditions and avoid unnecessary distractions.

Exterior

- ☐ Trim foliage away from siding and roof surfaces
- ☐ Reattach loose downspouts or extensions
- ☐ Secure loose exterior light fixtures; replace if damaged
- ☐ Relocate stored items away from the house
- ☐ Verify downspouts are connected to drains or extensions that direct water away from the foundation
- ☐ Remove crawlspace vent covers and debris blocking ventilation openings
- ☐ Verify crawlspace vent screens are intact and free of openings
- ☐ Clean excessive debris from gutters (if safely reachable)
- ☐ Remove excessive debris from roof surfaces (if safely reachable)

Garage

- ☐ Test auto-reverse safety feature on garage door opener
- ☐ Install or adjust self-closing hinge at door to interior (WA requirement)
- ☐ Seal visible openings at the garage-to-house wall or ceiling

Electrical

- ☐ Replace burnt-out light bulbs
- ☐ Install missing or damaged cover plates (outlets, switches, blank covers)
- ☐ Test smoke alarms; replace units over 10 years old (with like kind); install in bedrooms if not originally equipped
- ☐ Verify carbon monoxide alarms are installed on each level and within 15 feet of sleeping areas
- ☐ Verify exterior outlets have proper weather-protective covers
- ☐ Secure loose outlets, switches, and light fixtures

- ☐ Test GFCI outlets and AFCI breakers using built-in test buttons
- ☐ Verify electrical breakers are labeled where known

Plumbing

- ☐ Check for leaks at sinks and exposed plumbing connections
- ☐ Address slow drains at sinks, tubs, and showers where readily accessible
- ☐ Verify shower heads do not leak and have normal spray patterns

Interior / General

- ☐ Verify sealant is intact at tub or shower floor joints, fixture penetrations, and countertop backsplashes
- ☐ Clean or replace kitchen vent hood grease filter
- ☐ Clean bathroom exhaust fan covers and verify operation
- ☐ Verify dishwasher is secured to cabinet
- ☐ Verify garbage disposal operates properly
- ☐ Confirm range anti-tip device is installed
- ☐ Confirm high-loop or backflow protection is present at dishwasher drain line
- ☐ Verify windows open, close, and latch properly
- ☐ Verify doors latch and operate freely and that door stops are installed
- ☐ Verify weatherstripping at exterior and garage doors is intact and seals properly
- ☐ Secure stair handrails, guardrails, and balustrades
- ☐ Secure loose floor transition strips

HVAC / Fireplace

- ☐ Replace HVAC filters or clean if reusable type
- ☐ Clean debris from wood-burning fireplaces
- ☐ Clean dust and debris from gas fireplace compartments

For clarification on any item, submit an information request through the contact form:

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