

<b>REPAIRS / GENERAL</b>		<b>ATTIC</b>	
Have previously agreed repairs been completed?		Have sellers personal belongings been removed?	
Receipts, warranties and/or guarantees provided for ↑ ?		Any new signs of bird, insects or rodents present?	
Keys available for all locks including interior/exterior doors, outside buildings, gates, sprinklers, etc.?		<b>KITCHEN</b>	
Are all items that convey with the sale present?		Refrigerator present and features working?	
Have unwanted items and/ or debris been removed?		Stove/range?	
<b>EXTERIOR</b>		Microwave?	
Are any windows/screens damaged/missing?		Dishwasher? Suggestion: start short cycle when you arrive.	
New deterioration or damage to siding, doors, decks, patios, driveways, walkways? Doors and locks work?		Garbage disposal (if applicable)?	
<b>GARAGE</b>		Do all appliances have knobs, handles, racks, etc.?	
Does door opener operate? Remote(s) available & work?		Signs of mold or water damage? New or not visible at time of inspection?	
Is there damage to walls, ceiling and/or floor that may not have been visible at time of inspection?		Signs of water leakage near refrigerator or dishwasher?	
<b>INTERIOR FLOOR, WALLS, CEILINGS, DOORS - Walk Thru Every Room</b>		Other:	
Previously noticed stains, if any, become larger?		<b>LAUNDRY</b>	
Floor condition? Understandably covered by seller belongings when you were last in home.		Washer and/or dryer present and working? Turned on at inspection to confirm they powered up. But not run through full cycle due to operational variations and length of time a full cycle requires. Request manuals. Suggestion: start short cycle when you arrive.	
Window and door latches and locks work?		<b>BATHROOMS</b>	
<b>PLUMBING (Kitchen, Baths, Laundry)</b>		Do toilets flush properly?	
Are all fixtures present and operational? Hot water?		Fill sinks and tubs. Do they drain properly?	
Do all drains drain properly?		Towel bars, medicine cabinet and shower curtain all there?	
Run water; check for leaks now that cabinets are empty.		Signs of mold or water damage? New or not visible at time of inspection?	
<b>ELECTRICAL</b>		Other:	
All fixtures present and working? Turn on and off. Inspector tests as many as possible but may not have tested 100%.		<b>LR, DR, BEDROOMS &amp; OTHER LIVING AREAS</b>	
Test outlets for functionality if you wish. Commonly not 100% observable during inspection due to seller belongings.		Rods, drapes and/or window fixtures there?	
Smoke & CO detectors (if applicable) present? Routinely not tested at inspection due to access and operational variations. Request manuals.		Flooring/carpeting as expected?	
Does doorbell work?		Other:	
<b>HEATING &amp; COOLING</b>		<b>OTHER - IF APPLICABLE</b>	
Thermostats operational?		Security system operational?	
Does heating system operate? (Do NOT test system if outdoor temp is <b>above 75°</b> . Could cause harm to the system.)		Built-in vacuum work? Hoses/equipment present?	
Does AC system operate? (Do NOT test if outdoor temp is <b>below 68°</b> . Could cause harm to the system.)		Wall & window AC systems - operational?	
		Names changed on utilities?	
		Septic system pumped?	