



## Pre-Inspection Checklist for Home Buyers

Prepared by Absolute Property Inspections, LLC

### *Before the Inspection*

- Confirm the date and time of the inspection with your agent.
- Notify the inspector of any concerns or areas you'd like extra attention on.
- Ensure all utilities (electric, water, gas) are turned on prior to the inspection.
- Arrange access for condos/HOA-controlled areas if needed.

### *During the Inspection*

- Attend the inspection if possible to learn about the home firsthand.
- Take notes and ask questions as the inspector reviews systems and components.
- Focus on major systems: roof, HVAC, electrical, plumbing, and structure.
- Allow the inspector room to work safely and without obstruction.

### *Exterior Items to Observe*

- Roof condition, visible wear, or missing shingles/tiles.
- Gutters, downspouts, grading, and drainage patterns.
- Condition of siding, stucco, paint, and exterior trim.
- Windows, doors, and any visible cracks or settlement.

### *Interior Items to Observe*

- Function of doors, windows, and locks.
- Signs of moisture or leaks in bathrooms, kitchens, and ceilings.
- Electrical outlets, switches, and lighting functionality.
- Condition of flooring and visible structure.

### ***Plumbing & Electrical Systems***

- Water pressure and drainage in kitchens and bathrooms.
- Functionality of toilets, tubs, and sinks.
- Location of the electrical panel and main shutoffs.
- GFCI protection in kitchens, baths, laundry, and exterior areas.

### ***HVAC System Awareness***

- Note the age and condition of the air conditioning system.
- Check for strong airflow from vents.
- Ask about recommended maintenance or service intervals.

### ***After the Inspection***

- Review the inspection report carefully.
- Discuss major findings with your agent to determine next steps.
- Request estimates or specialist evaluations if needed.
- Use the report to prepare for negotiations or repairs.