



# West Branch Inspections, LLC

## Pre-Inspection Checklist

Use a checklist like this to make sure that you are looking at all parts of the house. Check off those items that are in good condition and make notes about those that are not. (Note that this list describes an ideal house, but in our experience no house is perfect – not even brand-new ones!!)

### **Please Note:**

This checklist should not be relied upon as a home inspection report, nor should it be considered a substitute for a home inspection. This list is representative, but NOT exhaustive. For all of your inspection needs, contact West Branch Inspections, LLC at 570-560-2773. We offer professional real estate inspection services, and are a full member in good standing with the International Association of Home Inspectors. Here are some things to prepare your home prior to the home inspection(s). These are a depiction of many of the items we inspect.

### **ROOF & COMPONENTS**

\_\_\_ If the roof is old and in deteriorated condition, consider replacement before listing the home. This could add much more value to the selling price vs. what the roof replacement actually cost.

\_\_\_ Ensure fasteners are not popping through your shingles, and that all roof covering material is in place to prevent leaks.

\_\_\_ Have your chimneys evaluated. Replace deteriorated flashings, loose mortar at masonry chimneys, and chimney crowns that are deteriorated and not properly diverting water.

\_\_\_ Ensure gutters are cleaned and function properly, and that downspouts are diverting water a minimum of 6 feet from the foundation.

\_\_\_ Ensure roof penetrations are properly flashed (plumbing vents, chimneys, skylights, etc).

\_\_\_ Look for leaks coming through the roof from inside your attic. Staining at the roof deck often indicates a leak. Roof penetrations are the most common point of leaks.

### **EXTERIOR**

\_\_\_ Walk around the house, check for loose, cracked siding- seal or replace as necessary. For brick or stone exteriors, look for loose or missing mortar- replace as necessary.

\_\_\_ Check for peeling paint and missing caulk at exterior windows and doors, or any other exterior wood surfaces- scrape, sand, and repaint.

\_\_\_ Cut back dense vegetation or large tree branches that pose a threat to the home.

\_\_\_ Seal cracks in driveways and walkways. Repair any apparent trip hazards as necessary.

\_\_\_ Ensure railings are installed and secured properly.

\_\_\_ Ensure steps are secured and do not present trip hazards.

\_\_\_ Ensure grading is properly sloped away from the foundation for at least 10 feet. Water should not be diverted toward the structure.

\_\_\_ Update exterior receptacles to GFCI protection.

\_\_\_ Check exterior vents (dryer vents, or other sidewall penetrations) to ensure they are clear and free of debris.

## **HEATING/COOLING**

\_\_\_ Ensure thermostats are functional, and the heating and cooling system is in operation. Consider having the system fully serviced and evaluated prior to the inspection.

\_\_\_ Look for condenser units that are not sitting level

\_\_\_ Check insulation around refrigerant lines at the condenser

\_\_\_ Check for leaks around the interior heating/cooling units

\_\_\_ Ensure venting of the heating system is installed properly

## **FIREPLACES**

\_\_\_ Ensure damper doors are installed and functional

\_\_\_ Ensure chimney flues are free of obstructions and creosote buildup

\_\_\_ Look for secured lintels, and proper hearth extensions in front of the fireplace

## **ELECTRICAL**

\_\_\_ Proper Grounding of the system

\_\_\_ Proper GFCI/AFCI receptacles installed where necessary

\_\_\_ Vertical clearances from grade and roofs of overhead lines.

\_\_\_ Unused circuit breaker panel openings must have blank covers installed

\_\_\_ The presence of solid conductor aluminum branch-circuit wiring

\_\_\_ Installed panel board cover

\_\_\_ No arcing or excessive heat inside the service panel

## **FOUNDATION/STRUCTURE**

- \_\_\_ Ensure wood is not in contact with or near soil
- \_\_\_ Improve conditions of active water penetration through the foundation
- \_\_\_ Foundation movement or deficiencies large sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors
- \_\_\_ Cutting, notching and boring of framing members that may present a structural or safety concern.

### **ATTIC/INSULATION/VENTILATION**

- \_\_\_ Proper Insulation value in the floor of the attic
- \_\_\_ Proper ventilation of unfinished spaces attics, crawlspaces and foundation areas
- \_\_\_ Mechanical exhaust systems terminate to the exterior and not into the attic

### **PLUMBING**

- \_\_\_ Main water supply shut-off valve installed and in good working order
- \_\_\_ The main fuel supply shut-off valve installed and good working order
- \_\_\_ The water heating equipment, and venting connections, temperature/pressure-relief (TPR) valves and extensions installed properly
- \_\_\_ Watts 210 valves
- \_\_\_ Seismic bracing where necessary
- \_\_\_ Interior water supply, including all fixtures and faucets, all toilets for proper operation by flushing; all sinks, tubs and showers for functional drainage
- \_\_\_ Drain, waste and vent system
- \_\_\_ Ensure sump pumps are functional with floats.
- \_\_\_ Deficiencies in the water supply functional flow in two fixtures operated simultaneously
- \_\_\_ Deficiencies in the installation of hot and cold water faucets
- \_\_\_ Active plumbing water leaks
- \_\_\_ Toilets that are damaged, have loose connections to the floor, leaks, or tank components that do not operate.

### **KITCHENS**

- \_\_\_ Check appliances to test for functionality
- \_\_\_ Ensure stoves are secured to the wall to prevent tipping.

**BUILDING INTERIOR**

Check doors and windows for cracks, fogging or broken seals, and proper functionality

Floors, walls and ceilings

Stairs, steps, landings, stairways and ramps for proper riser heights, and that they are secured

Railings for proper spacing between balusters (no more than 4 inches)

Guards and handrails are secured and installed

**GARAGE**

Proper installation and smooth operation of garage vehicle doors and the operation of garage vehicle door openers

Spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;

Photo-electric safety sensors are installed and operate properly

**NOTES:**

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